



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE





5 HILLSIDE VILLAS, BUTTERROW HILL, BUTTERROW, STROUD, GL5 2LG

The Property

Step through the garden gate and walk down the steps to this delightful period home. Greeted by a red-bricked three-storey Victorian townhouse nestled on the hillside of Butterrow. A very handsome home, true to its period, complimented by soft grey double glazed sash windows. You will be captivated the moment you arrive as you peep through the window to see the backdrop you will be eager to walk inside.

Lead directly into the kitchen where you immediately feel at home, a charming, fitted kitchen, thoughtfully designed with white tongue-and-groove panelled walls, wooden worktops, and a blend of white wall-mounted units and contrasting black-painted base units, providing ample storage. Open shelving offers practical everyday access, while a ceramic butler-style sink sits beneath a side-facing window. Appliances include a gas hob, electric oven, extractor hood, dishwasher, and fridge/freezer. A slimline wooden breakfast bar sits against the far wall, cleverly designed to seat two.

The dining room flows seamlessly from the kitchen, rich in character with a decorative period fireplace and mantle, dado and picture rails, rustic panelling and under-stairs storage. Door to the inner hall, sash window that floods the room with light to the front. Opening seamlessly into the sitting room.

Sitting room offers both comfort and spectacle, opening directly onto a raised terrace via bifold doors that create a seamless connection with the outdoors and perfectly frame the sweeping valley views beyond. A view you could never get tired of, come rain or shine. A striking cast-iron open fireplace with an elegant surround anchors the room, flanked by bespoke built-in shelving in each alcove, ideal for books or decorative pieces. The white-painted walls and soft wooden floors, continuing through from the dining area, provide a calming, light-filled backdrop that enhances the sense of space, making this an ideal setting for both relaxation and entertaining.

Doors from both receptions provide access to the staircase which leads to the first floor landing that features bespoke built-in cabinetry for generous storage, with doors leading off to the bedrooms, family bathroom, and stairs to the second floor.

Bedroom one spans the full width of the rear of the home and is bathed in natural light thanks to two large sash windows that frame far-reaching views across the valley. The room provides a serene, elevated feel. Original features add to the room's charm, including stripped wooden floorboards and a beautifully preserved cast-iron fireplace with a gently arched opening and traditional mantel. The white walls with picture rails and high ceiling enhance the room's spaciousness. A built-in shelf running along one wall, providing handy display or storage space.

Bedroom three maximizes its footprint with a built-in double bed complete with hidden storage and a fitted clothes rail, a sash window offers a wealth of natural light. This floor is complimented by the family bathroom.

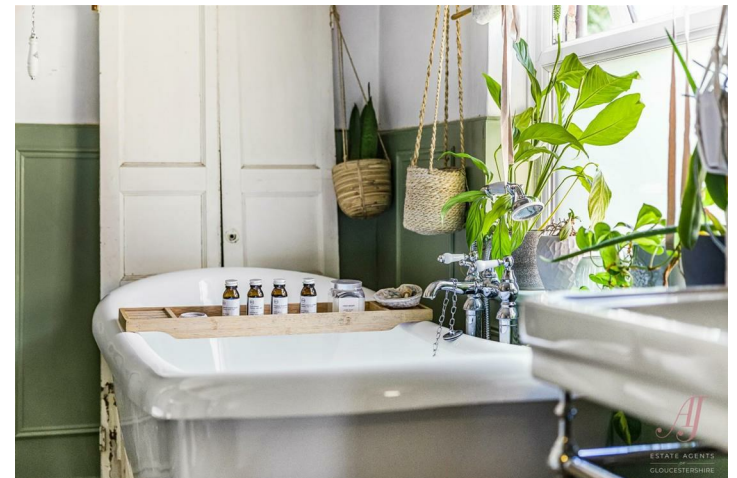
A stunning four-piece family bathroom with a deep, freestanding roll-top bath, complimented by a large walk-in shower with a glass screen and rainfall shower head. Traditional-style fittings are used throughout, including a heritage basin and high-level WC. Olive green wall panelling up to dado rail height, with white walls above, and the floor finished in a warm wood-effect herringbone design. In summary, the perfect relaxing space and the end of the day.

A staircase leads to the top floor, where a bright attic/ bedroom two sits beneath sloping ceilings with exposed white-painted beams. Two Velux windows and a rear picture window draw in light and showcase treetop and valley views. Painted brickwork adds texture, while oak-style flooring and open built-in storage make clever use of space. Ideal as a bedroom with a dressing area, studio, or office. Though ceiling height is partially restricted, the room feels open and airy, perfect as a bedroom, studio, or home office.

In summary, the house blends period character with considered, contemporary updates across three well-proportioned floors. Every element in this home has been considered to enhance its period charm while adding practical modern touches, making it a property of real substance. The property has been enjoyed by the current owners for some 20 years, along with their two children and pets.
OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Stamp duty at £419,950

First time buyers £5,997, Moving Home £10,997 Additional Property £31,995





Outside

Gardens

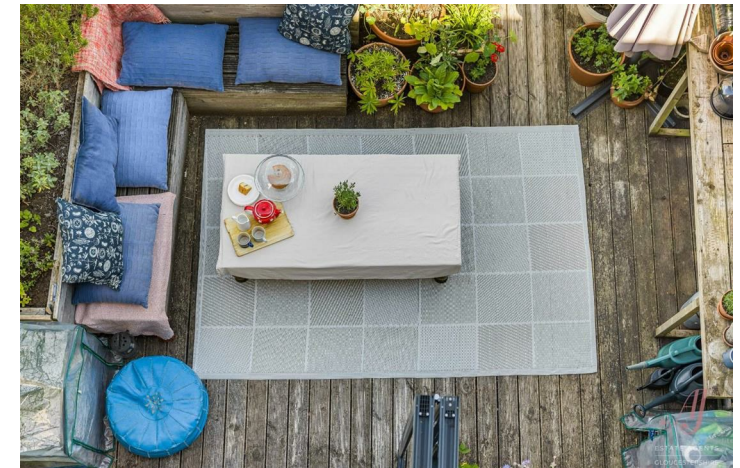
To the front of the property, a practical brick-built outhouse provides a utility/ boot room, with washing machine and tumble dryer, and garden store. It also houses a Worcester boiler (under five years old) and includes a useful loft storage area. A side access path runs the full length of the garden, allowing for ease of maintenance and discreet access for any garden works or deliveries.

The rear garden is a true highlight of the property, a beautifully tiered, oasis that cascades down the hillside to reveal far-reaching, uninterrupted valley views. Thoughtfully arranged over four levels, each terrace offers its distinct atmosphere, blending seating, greenery, and privacy in equal measure. The uppermost tier opens directly from the sitting room onto a raised decked terrace, perfect for al fresco dining and entertaining with a panoramic rural backdrop.

Descending through the garden, steps lead to a mixture of decked platforms and lawned areas, all framed by mature planting including flowering shrubs, fruit trees, and vibrant foliage that bursts into colour through the seasons. At the lowest level, a secluded sun terrace awaits, a tranquil retreat surrounded by greenery, ideal for summer gatherings, morning coffee, or simply soaking up the peace and privacy this unique plot affords.

With its layered design, mature planting, and breathtaking countryside views, this garden is as functional as it is picturesque, a perfect balance of lifestyle and beauty for families, keen gardeners, or home workers seeking a peaceful studio spot. Backing onto open fields.

This property offers charm and vibrant colours whilst complementing the period, combined with modern living for a family and part of a great local community.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D



Location

A tranquil location neatly elevated on Butterrow Hill, sitting just below Rodborough common close to the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and the picturesque Rodborough & Minchinhampton common.

You can take full advantage of all Stroud has to offer. A short drive or cycle from the property to the town and railway. A lovely walk from the house leads along the canal into town.

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market voted the best in the country and the indoor Five Valleys shopping centre; An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark in Stroud.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with direct access to London Paddington by train and Bath and Bristol by car.



Directions

From the central island by Waitrose in Stroud, turn right onto A419 London road and follow a short distance, passing the petrol station on the right and continue to a set of traffic lights. Turn right onto Butterrow Hill, passing Eagle Mill Close and over the canal and follow up the hill. Continue on up the hill and the road turns to the right there is a turning to the left Butterrow Lane, the property is on the left hand side just before this turning, as denoted by our for sale sign

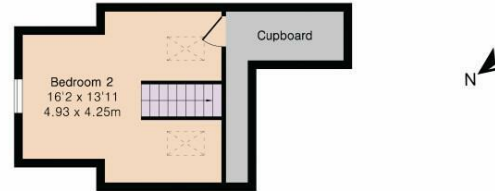


Approximate Gross Internal Area 1088 sq ft - 101 sq m

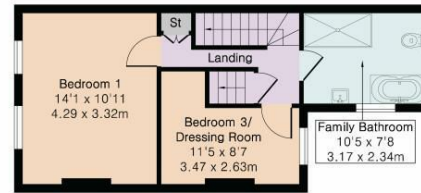
Ground Floor Area 449 sq ft - 41 sq m

First Floor Area 384 sq ft - 36 sq m

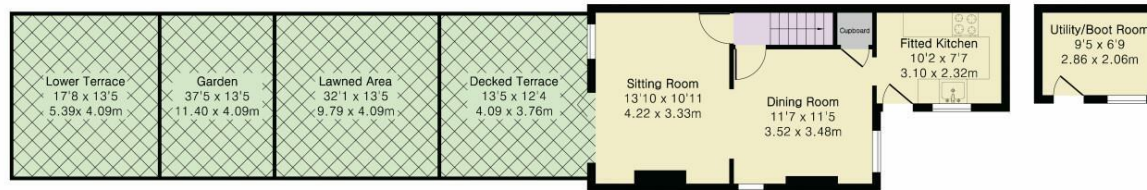
Second Floor Area 255 sq ft - 24 sq m



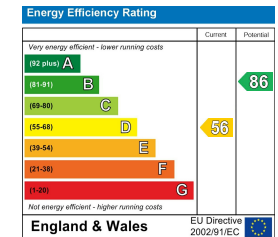
Second Floor



First Floor



Ground Floor



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