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14 DOLPHIN MUNDAY COURT , STROUD, GL5 4UG

The Property

Set within a beautifully restored Georgian house and former mill, built in attractive Cotswold stone and believed to date back to the late 1700's, this impressive second floor apartment offers a wonderful blend of character, space and modern comfort. The exterior of the building underwent sympathetic restoration in 2009, whilst the interior was thoughtfully redeveloped to a high standard, creating a striking home full of natural light and charm.

Access is via an impressive glazed communal entrance hall with approaches from both Home Orchard and Westward Road. Internally, the apartment immediately impresses with its spacious layout, vaulted ceilings and elevated outlook across the surrounding rooftops and rolling countryside towards Selsley Common.

The main living accommodation is a generous open plan sitting/dining room enjoying an abundance of natural light from the large feature picture window, perfectly framing the far reaching countryside views. The room offers excellent flexibility for both relaxing and entertaining, whilst the sloping ceilings create a wonderful sense of individuality and openness.

Open to the living area sits a fitted kitchen with a range of integral appliances including a single oven, hob and extractor, together with a built-in fridge and washer/drier. Ample worktop space and an elevated side aspect window further complement the kitchen area, whilst newly fitted flooring creates a fresh contemporary finish. AI imagery has been used to provide furnishing inspiration and show one possible layout option, including the potential to create a small breakfast bar by extending the window sill with seating for two.

Both bedrooms are comfortable double rooms. Bedroom one enjoys a stunning picture window with far reaching views across the surrounding valley, rooftops and countryside towards Selsley Common, creating a beautiful outlook to wake up to each morning. AI imagery has been used to demonstrate one possible furnishing arrangement for the room.

Bedroom two is another well proportioned double room with two Velux windows and restricted headroom to one end, adding charm and character to the space. AI imagery has been used to show possible uses for the room, whether as a child's bedroom, guest room or additional double bedroom.

The bathroom is particularly spacious and fitted with a modern three piece suite including shower over bath. The additional space within the bathroom offers excellent potential for the creation of a utility area or additional storage. AI imagery has been used to help demonstrate one possible use of this area.

Throughout, the apartment has been newly decorated and benefits from newly fitted carpets and flooring , apart from the kitchen creating a fresh and move-in ready feel.

Unusually for an apartment, this home benefits from substantial secure basement storage, practical and easy to access. Outside, there is an allocated parking space for one vehicle.

The location is ideal for those wanting both convenience and lifestyle. The Stroudwater Canal and Ebley Wharf are within a short walk, offering cafés, scenic waterside walks and a welcoming community atmosphere. Excellent access is also provided towards Stroud, Stonehouse and the surrounding countryside.

This is a rare opportunity to purchase a spacious and light-filled apartment with generous living space and an attractive canal-side position. A special property in a highly sought-after Stroud setting. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

AGENTS NOTE: AI imagery has been used in selected photographs to provide furnishing ideas and demonstrate possible layout options. These images are for illustrative purposes only and should not be relied upon as an exact representation of fixtures, fittings or furniture included in the sale.














ADVENTURE

Outside

The apartment itself occupies the upper floor dormer windows, enjoying elevated far reaching views across the surrounding rooftops, valley and countryside towards Selsley Common.

The apartment building sits less than 100 metres from the restored Stroudwater Canal and nearby Ebley Wharf, offering scenic waterside walks, cafés and a wonderful community atmosphere. Nearby, Ebley Mill, set on the banks of the River Frome, was originally built as a woollen mill in 1818 and is now a Grade II listed building occupied by Stroud District Council. The wider Ebley Wharf redevelopment, completed in 2013, has created a highly desirable setting, blending history, convenience and lifestyle, with easy access towards both Stroud and Stonehouse.

Outside, the property benefits from one allocated parking space together with a specific secure basement storage area, ideal for bicycles, outdoor equipment and additional household items. The storage space is located within the basement. On entering the basement, turn left and continue past the bins and meters, then turn left again, where the allocated storage space is positioned along the wall on the left-hand side.

The allocated parking is immediately in front of the bollards indicated in the image to the right and lies immediately below the second bedroom. It is accessed from Home Orchard.

The property is leasehold with a 999-year lease from 1st April 2026. The ground rent is a peppercorn at £0 per annum. The annual service charge is approximately £800 for the coming year. CTR Developments Ltd, who are the vendors and freeholders, will manage the service charge for all flats at Dolphin Munday Court. The service charge covers building insurance, communal maintenance and lighting, together with upkeep of the communal fire alarm and emergency lighting systems.

The property would make an ideal first time purchase, lock up and leave, or investment opportunity.







Useful Information

Tenure: Leasehold
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 B and EPC rating C



Location

The apartment building is situated less than 100 metres from the restored Stroudwater Canal, offering an immediate connection to the area's waterside charm. Close by, Ebley Mill sits proudly on the banks of the River Frome. Originally built in 1818 as a woollen mill and now a Grade II listed landmark, it is home to Stroud District Council and forms the heart of Ebley Wharf. Rebuilt in 2013, the Wharf has developed into a vibrant community hub with excellent facilities, including a gym, the Go Bananas indoor soft-play centre, and a central square with a beautiful water backdrop that provides the perfect setting for the popular Kitsch café and wine bar. The canal path is ideal for both walking and cycling, linking Stroud and Stonehouse while providing a wonderfully relaxed atmosphere.

Stroud itself is renowned for its distinctive bohemian character and rich cultural scene. Independent shops line the streets alongside celebrated venues for arts, crafts and music, with the award-winning weekly farmers' market drawing visitors from across the region and widely regarded as one of the oldest of its kind. The recently redeveloped Five Valleys indoor market and shopping centre, inspired by London's Borough Market, adds further vibrancy with a mix of designer brands, world cuisine and local artisan producers.

For those needing to travel further afield, the area is exceptionally well connected. There are direct rail links to London Paddington and easy access to the M5 motorway, making commuting straightforward. Families are also well catered for with an excellent choice of schools, from two state grammar schools and a mixed secondary comprehensive to the SCS Stroud Campus, alongside a selection of highly regarded private schools.

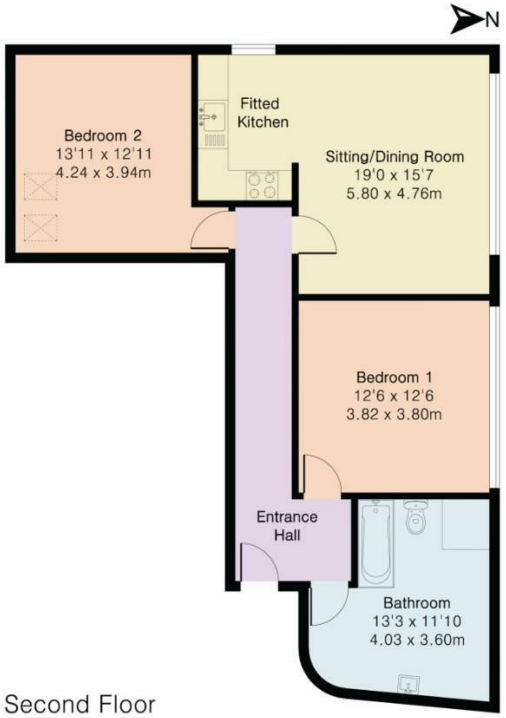


Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over the first set and turn left at the second set of traffic lights onto Ebley Wharf taking the first turning on the right into Home Orchard, follow the road passing the canal on your left hand side and a small area of green on your right, continue past and follow the road to the end where Dolphin Munday Court will be in front of you.
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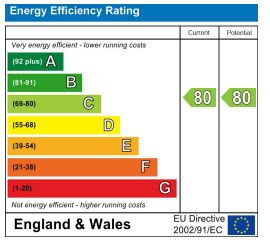
Approximate Gross Internal Area 841 sq ft - 78 sq m



Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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