



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



57 WHEELERS WALK, PAGANHILL, STROUD, GL5 4BW

The Property

This is a lovely example of a two-bedroom semi detached home, a short distance from all Stroud has to offer, having a great choice of walks from Paganhill to the nearby villages of Whiteshill and Randwick. A great first home that has been enjoyed by the current owners who have created a modern feel throughout.

Nestled on an elevated plot with far-reaching views to Selsley Common. The property is set back from the road, with two allocated parking for spaces on approach with steps leading up to a welcoming front entrance flanked by chippings borders. With a wide side access to the gardens to the rear.

Leading directly into the sitting room with stairs to the first floor, a window to the front provides a wealth of natural light and views. The open understairs recess offers a great location for the TV and storage, with a feature wall adding real calmness to the space, with space at ease for sofa and desk or table, an archway leads into a fitted kitchen.

Fitted kitchen complete with breakfast bar, a range of base and wall-mounted cabinets, finished in cream complemented by wooden worktops, integral appliances include a gas hob, electric oven and free standing slimline dishwasher. Further space for fridge freezer and washing machine. Ceramic tiled flooring throughout, window overlooks the garden with a door providing an ease of access.

To the first floor, a lovely double bedroom to the front with space for freestanding furniture a spacious built in cupboard and large picture window provides an incredible view to wake up to each day.

Bedroom two is a good-sized room and could accommodate a small double bed if required, with views out to the rear garden.

A delightful bathroom suite, newly installed less than a year ago, bath with a shower over, a lovely wall of ceramic tiles in a pistachio green and matching panels, complimented by modern flooring. Sink is inset to a vanity unit with cabinets above. A feel of perfect relaxing space after a long day.

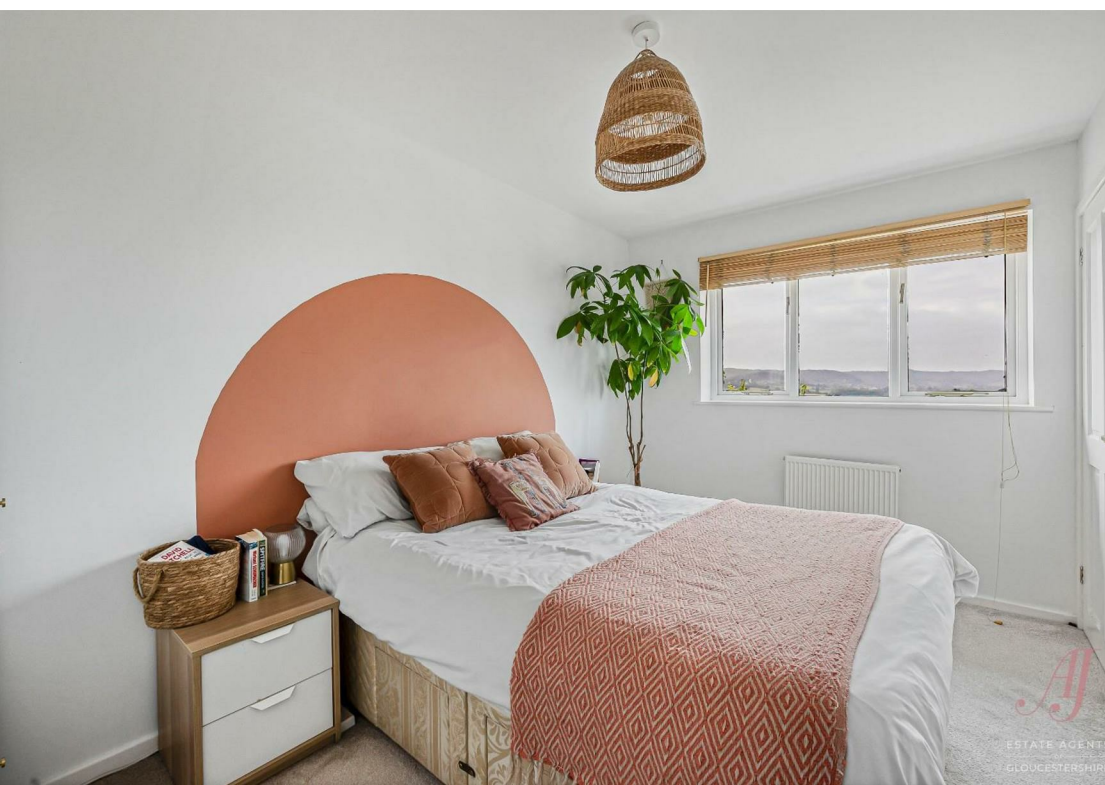
This home combines practicality with a lovely outdoor lifestyle, making it a perfect first home, complemented by a charming, tiered garden offering amazing views and privacy.

AGENTS NOTE

Stamp duty at £219,950

First time buyer and Moving Home £0 Additional Property £12,896





Outside

A true highlight to the house is the amount of outdoor space on offer. Access from the kitchen and the side of the house. A paved terrace outside the kitchen with steps leading up to the tiered levels.

A good area to the side of the house provides good shed and storage space equally having views across the valley. storage.

Steps lead up to a beautifully tiered garden, offering lawned and terrace area. Dwarf stone walls create elegant divides on each level, while a wealth of trees and lush planting frame the steps as they lead to secluded spaces ideal for relaxation.

Whether you're enjoying a quiet morning coffee or entertaining friends, the setting is perfect for alfresco dining.

At the head of the garden, a lawned area reveals a magnificent panoramic view of the surrounding hills and rooftops, an uplifting space to unwind at the end of the day.

The current owners have housed a large hammock in this area perfect space for relaxing with a glass of wine or two !



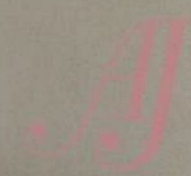
Useful Information

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: . Council Tax Band B and EPC rating C



ESTATE AGENT
OF
GLOUCESTERSHIP

Location

Paganhill is a popular area, North West of Stroud. This location allows for easy access to several good schools and the amenities of Cainscross. Walking distance of convenience stores and bus stops. Also a short walk to the lovely Stratford park, perfect for a Sunday afternoon walk or family picnic. Stroud town is within a 15 minute walk.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Has been described as "The Covent Garden of the Cotswolds". A short walk or cycle to the town and railway. Stroud is a well-known centre for arts and crafts. The weekly Farmers Market voted the best in the country and the newly completed 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. 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.

Good transport links with London Paddington direct by train with an approximate 90 minute journey. Easy access by car to Gloucester and Cheltenham and a short distance to M5 motorway north and south bound.



Directions

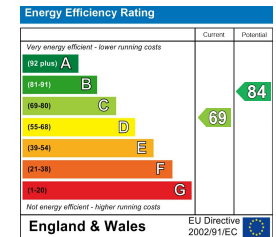
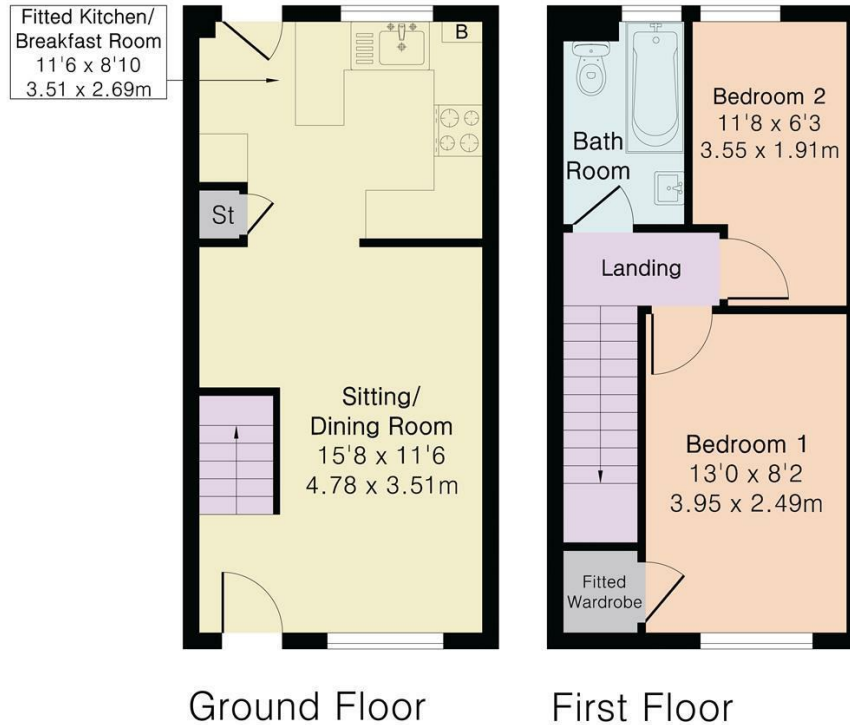
From the centre of Stroud, take the first exit at the Ecotricity roundabout and then the second exit onto Cainscross Road towards Cainscross. Continue through the traffic lights with The Range on your left, at the next roundabout take the third exit towards Paganhill and Whiteshill. At the mini roundabout take the first exit towards Whiteshill, and then the first left to Paganhill Estate, follow the road around to the right. This leads to Wheelers Walk, at the T junction turn right. The property is a short distance along the road on the left hand side as denoted by our for sale board.



Approximate Gross Internal Area 572 sq ft - 53 sq m

Ground Floor Area 286 sq ft – 26.5 sq m

First Floor Area 286 sq ft – 26.5 sq m



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.