



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# 5 UPFIELD CLOSE , PARKEND, STROUD, GL5 4BL

## The Property

Tucked away in a discreet yet highly convenient setting, we are thrilled to bring this lovely home to market. This beautifully presented three-bedroom, three-storey townhouse is a home that immediately impresses, having been carefully maintained and finished to a consistently high standard throughout.

The outlook across the private communal green creates a sense of calm and space, a feature that sets the tone for what lies within. Inside, the accommodation has been thoughtfully arranged to suit modern living, with a standout open-plan kitchen, dining and family area forming the heart of the home; a space equally suited to everyday life and entertaining. This flows into a bright garden room, enhancing both the sense of light and the connection to the landscaped rear garden.

Across the upper floors, the bedrooms are well proportioned, with the top floor dedicated to an impressive master suite. This level offers a dressing area and en-suite shower room, creating a private retreat away from the main living spaces.

Carefully chosen for its position, presentation and layout, this is a home that offers modern, flexible living in a tucked-away location, while remaining well placed for local amenities including the prestigious Marling and Stroud High grammar schools.

The entrance is approached via a paved path, flanked by shrub beds, with a useful screened store area for bins etc. An entrance hall welcomes you, with a door to the cloakroom, and opens on to the wonderfully social dining kitchen with space for a sofa so all the family can relax together after a long day at work or school. Wood effect laminate runs seamlessly throughout this area, creating a lovely sense of open space.

The fitted kitchen, re-fitted in 2013, comprises a range of contemporary cream cabinets with black granite-effect worktops and a 1? bowl sink and drainer. Integral appliances include a double oven, induction hob, extractor and dishwasher, with space for a washing machine, full-height fridge freezer, and eye-level shelving for a microwave. There is plenty of space for a good-sized dining table and sofa, with a pretty period-style fireplace with gas fire inset as a focal point. Double glazed doors open to the garden room, benefiting from a tiled floor with underfloor heating, glazed panelling to all sides and two roof lights to take full advantage of the sunny aspect. Patio doors lead straight onto the garden.

Stairs lead to the first floor landing with doors to bedrooms two, three and the family bathroom. Bedroom two, a double, is located to the rear, boasting built-in wardrobes and overlooking the garden. Bedroom three is at the front and is currently utilised as an office, affording views over the communal field and the attractive listed period building, Upfield House. This room would work equally well as a guest or child's bedroom. The family bathroom is a warm and inviting space, comprising a WC, pedestal hand wash basin, heated towel rail and bath with a dual rainfall and handheld shower over, with floor-to-ceiling tiling to this area.

Stairs lead to the second floor, which is devoted entirely to a fabulous master bedroom suite with built-in wardrobes and an en-suite shower room. There is some restricted head height, and loft space is accessed from here.

A versatile family home where you can bring your belongings and move straight in.

### AGENTS NOTES

Stamp Duty at £367,500  
First-time buyers £3,375  
Moving home £8,375  
Additional property £26,750

Upfield Close is not maintained by Gloucestershire Highways.  
Maintenance charge is £350.00 per annum.  
The garage en-bloc is held under leasehold, 999 years from 1 July 2003.









## Outside

To the rear sits an enclosed garden accessed from the French doors in the garden room, enjoying a westerly aspect, arranged as a low maintenance and inviting space for day to day use and outdoor seating. A paved terrace extends from the house and provides room for a table and bench, ideal for afternoon and evening sun.

Beyond, an artificial lawn is neatly inset between well stocked shrub borders planted with a mix of established shrubs, climbers and seasonal interest.

The garden is framed to the rear by attractive low level Cotswold stone walling, with gated access opening onto the back lane. Timber panel fencing encloses all other boundaries, offering a good degree of privacy.

A short distance from the property sits a single garage en bloc with power and lighting, positioned as the second garage in from the left



## 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 C







## Location

Parkend is a popular area north west of Stroud. This location allows for easy access to several good schools including Marling and Stroud High grammar schools, and Archway Comprehensive which is a short distance away, and the amenities of Cainscross. Nearby are several independent schools such as Beaudesert Park School in Minchinhampton, and Wycliffe College in Stonehouse. There is a Tesco Express close by for everyday groceries, a useful local post office, and bus stops for both Stroud and Gloucester. The lovely community Stratford Park and Leisure Centre is less than a mile away, perfect for a Sunday afternoon walk or family picnic. Stroud town centre is approximately one and a half miles from the property.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys and has been described as "The Covent Garden of the Cotswolds". Stroud is a well-known centre for arts and crafts. The weekly Farmers' Market, voted the best in the country, and the indoor Five Valleys Shopping Centre and food court are a superb addition, providing a sociable and urban vibe. 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 well regarded Stroud Brewery, offering great social events with ethical and organic beer, has become a cherished landmark. The Subscription Rooms are a well loved and well attended music and arts venue, hosting both local and well known artists.

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



## Directions

From the centre of Stroud, exit the Ecotricity mini roundabouts straight across, onto Cainscross Road. 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 and turn immediately left onto Maypole Terraces which goes into Parkend. Follow the road and at The Old Crown, Public House which is on the right, turn left into Upfield Close. The property is located on the right hand side as denoted by out for sale board ///presented.tycoons.once



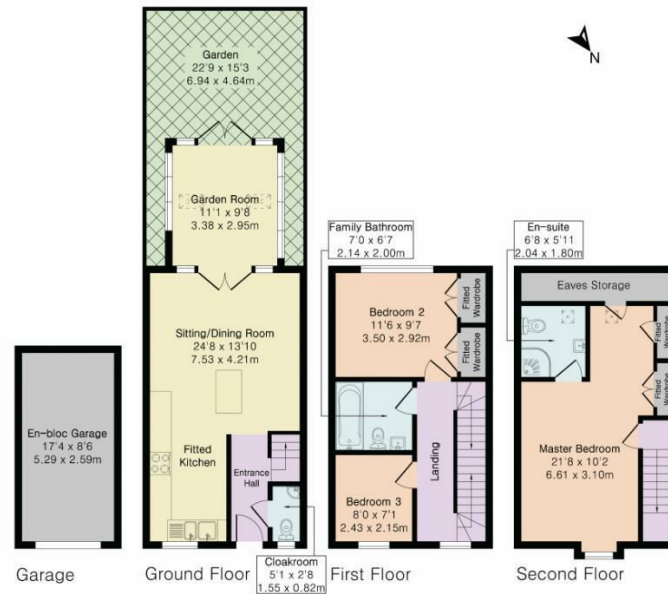
**Approximate Gross Internal Area 1099 sq ft - 102 sq m  
(Excluding Garage)**

Ground Floor Area 455 sq ft - 42 sq m

First Floor Area 341 sq ft - 32 sq m

Second Floor Area 303 sq ft - 28 sq m

Garage Area 147 sq ft - 14 sq m



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.

*AJ*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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