

21 Pooles Lane, Selsley, stroud

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21 Pooles Lane
Selsley
STROUD
GL5 5JT

A very pretty 2 bedroomed traditional Cotswold stone terraced cottage quietly situated in an elevated position with lovely views.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £240,000

FEATURES

- Traditional Cotswold Stone Cottage
- Lovely Views
- Convenient to all amenities
- Sitting room
- Kitchen
- 2 Bedrooms
- Bathroom
- Cottage Garden
- Easy Access to Common Land





DESCRIPTION

Quietly situated on Pooles Lane in the charming village of Selsley, this delightful stone terraced cottage offers a perfect blend of traditional character and modern convenience. Spanning approximately 700 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, making it an ideal home for couples or small families.

As you enter, you are greeted by a quaint entrance porch that leads into a spacious sitting room, complete with an attractive open fireplace that adds warmth and charm to the space. The kitchen, while a touch dated, is functional and provides ample opportunity for personalisation to suit your taste.

The first floor hosts a small double bedroom alongside a large bathroom, ensuring comfort and practicality. Ascend to the second floor to discover a good size double bedroom, perfect for guests or as a peaceful retreat.

Outside, the cottage boasts a small garden at the rear, providing a lovely spot for landscaping into a small cottage garden. The cottage is within easy reach of Stroud's excellent amenities, including shops, cafes, and transport links, making it a desirable location for those seeking both tranquillity and accessibility.

This charming cottage, with its lovely views and traditional features, presents a wonderful opportunity for anyone looking to embrace the character of village life while remaining close to the conveniences of town. With a little updating, this home could truly shine.







DIRECTIONS

The property is most easily found by leaving Stroud on the A46 in the Nailsworth direction. At the Golden Cross crossroads, turn right. Go straight ahead at the traffic lights at the bottom of Dudbridge Hill, and then left at Sainsbury's roundabout. Take the second left at the next roundabout up Selsley Hill. After a short distance branch right and Pooles lane can be found as the first left. Number 21 is on the right hand side.

LOCATION

Pooles Lane sits just below Selsley Common with just under 100 acres; being a site of special scientific interest noted for its rare plants, This common is a marvelous 'green lung,' popular with dog walkers.

The local scenery is dramatic, with Stroud at the heart of five different river valleys, each with their own identity. The area is excellent for walking and cycling, with a cycle track running between Stroud and nearby Nailsworth. There are also three challenging golf courses in the vicinity.

The village has a popular pub and is conveniently close to Stroud, the administrative centre for the district with a full range of services. These include a Waitrose superstore and three other supermarkets, an award winning farmers' market, sports centre, multiplex cinema and a good range of independent retailers.

The area has a selection of sought after schools including two local grammar schools within walking distance.

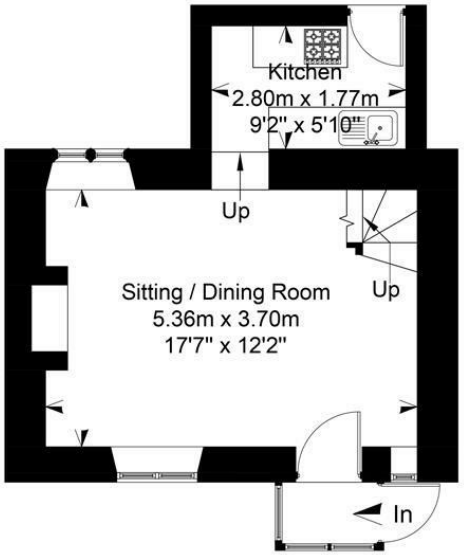
Transport links are also excellent with hourly trains running from Stroud main line station direct to London Paddington in circa 90 minutes. By road, the capital is approximately 2 hours via the M4 while Junction 13 of the M5 is only 10 minutes away for commuting to Bristol, Gloucester, Cheltenham or the West Midlands.



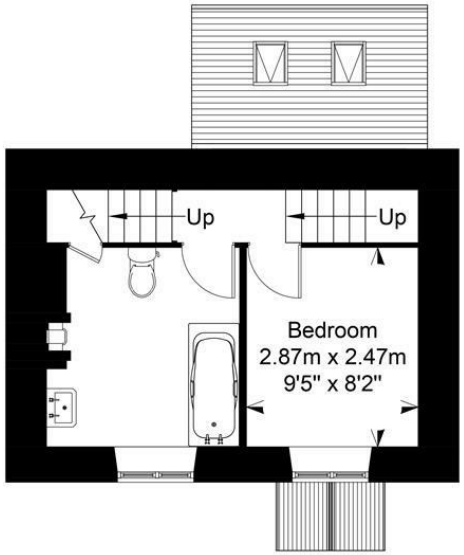
21 Pooles Lane, Selsley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 68 sq metres / 732 sq feet

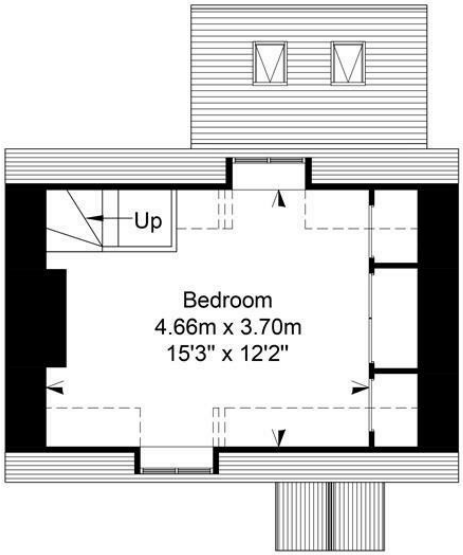
(Includes Limited Use Area 5 sq metres / 54 sq feet)



Ground Floor



First Floor



Second Floor

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07890 327 241
Job No SP4216
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
E

SERVICES
All mains services are connected to the property. Gas central heating. Stroud District Council Tax Band B, £1887.90 2026/27. Ofcom checker: Broadband, Standard 11 Mbps, Ultrafast 1000 Mbps, Mobile, EE, Three, Vodafone & O2 good outdoor, O2 and Vodafone variable indoor

For more information or to book a viewing please call our Stroud office on 01453 755552