



SYCAMORE HOUSE · LOWER SPILLMANS · STROUD

SYCAMORE HOUSE
LOWER SPILLMANS
STROUD
GL5 3RJ

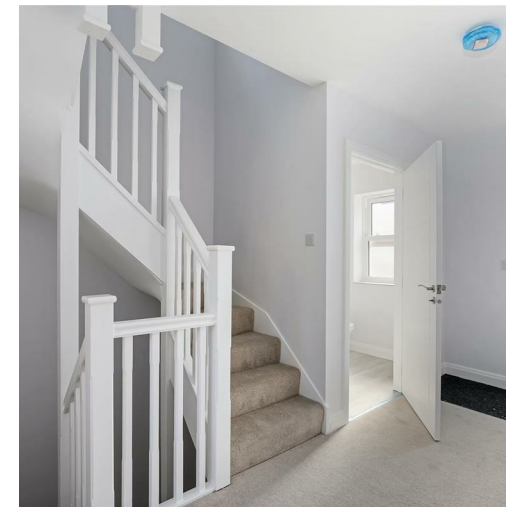
Beautifully presented detached family home offering versatile accommodation, private garden, ample parking and a convenient walk to Stroud town centre.

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £500,000

FEATURES

- Four Double Bedrooms
- Open Plan Living
- Air Source Heat Pump
- Ample Parking
- Short Walk to Town Centre
- Sunny Garden
- Principal Bedroom with En-Suite on ground floor
- Freehold Detached Home



DESCRIPTION

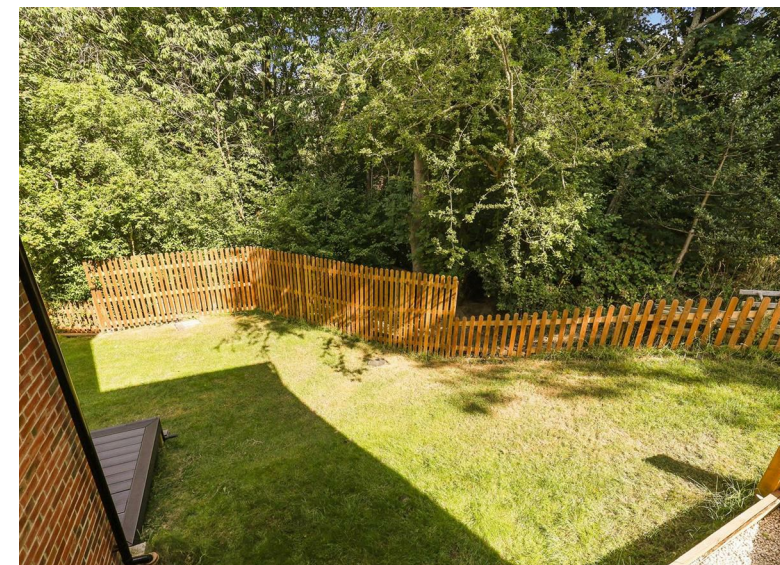
Sycamore House is an exceptional four-bedroom detached family home, finished to a high standard throughout and ideally positioned within easy walking distance of Stroud town centre. Combining generous and versatile accommodation with energy-efficient living, ample off-road parking, a delightful sunny garden and attractive green outlooks, this is a home perfectly suited to modern family life.

The welcoming entrance hall is flooded with natural light, creating an immediate sense of space and warmth. On this level, you'll find a convenient cloakroom, a spacious sitting room enjoying views across the rear garden, and the impressive principal bedroom complete with a stylish en-suite shower room.

The heart of the home is found on the lower ground floor, where a stunning open-plan kitchen, dining and family space provides the perfect setting for everyday living and entertaining. Large sliding doors seamlessly connect the indoors with the garden, while the contemporary fitted kitchen features a range of integrated appliances. A separate utility room with toilet adds further practicality.

The first floor offers three further generously proportioned double bedrooms, enjoying pleasant views towards the rear and side, together with a beautifully appointed family bathroom finished in a modern style.

Externally, the property continues to impress with ample parking for several vehicles to the front. The enclosed rear garden enjoys a sunny aspect and wraps around the side of the house, creating a wonderful outdoor space for families and entertaining alike. A spacious decked seating area provides the perfect spot for al fresco dining or relaxing in this peaceful and private setting.





DIRECTIONS

From Stroud, take the A46 Bath Road and after a short distance, just before The Clothiers pub, take the left turn up Rodborough Hill. Continue up the hill and take a right shortly after onto Lower Spillmans, the property then can be found shortly on your right hand side, with parking to the front. There is also further access off the A46 (Bath Road) to Lower Spillmans.

LOCATION

The location of Sycamore House offers the best of both worlds, nestled on a hillside leading to acres of National Trust common land yet also within walking distance from Stroud town centre and a well regarded primary school and popular public house.

Well-known for its Bohemian arts vibe, Stroud benefits from a host of amenities including independent coffee shops and an award winning Saturday Farmers' Market. Several leading supermarkets are located in the town and surrounding areas, including Waitrose in the town centre.

Nailsworth is a short drive away offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops. The market town of Minchinhampton is also within easy reach, again with a host of coffee shops and a popular pub.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham, and Beaudesert Park in the private sector is located on nearby Minchinhampton Common.

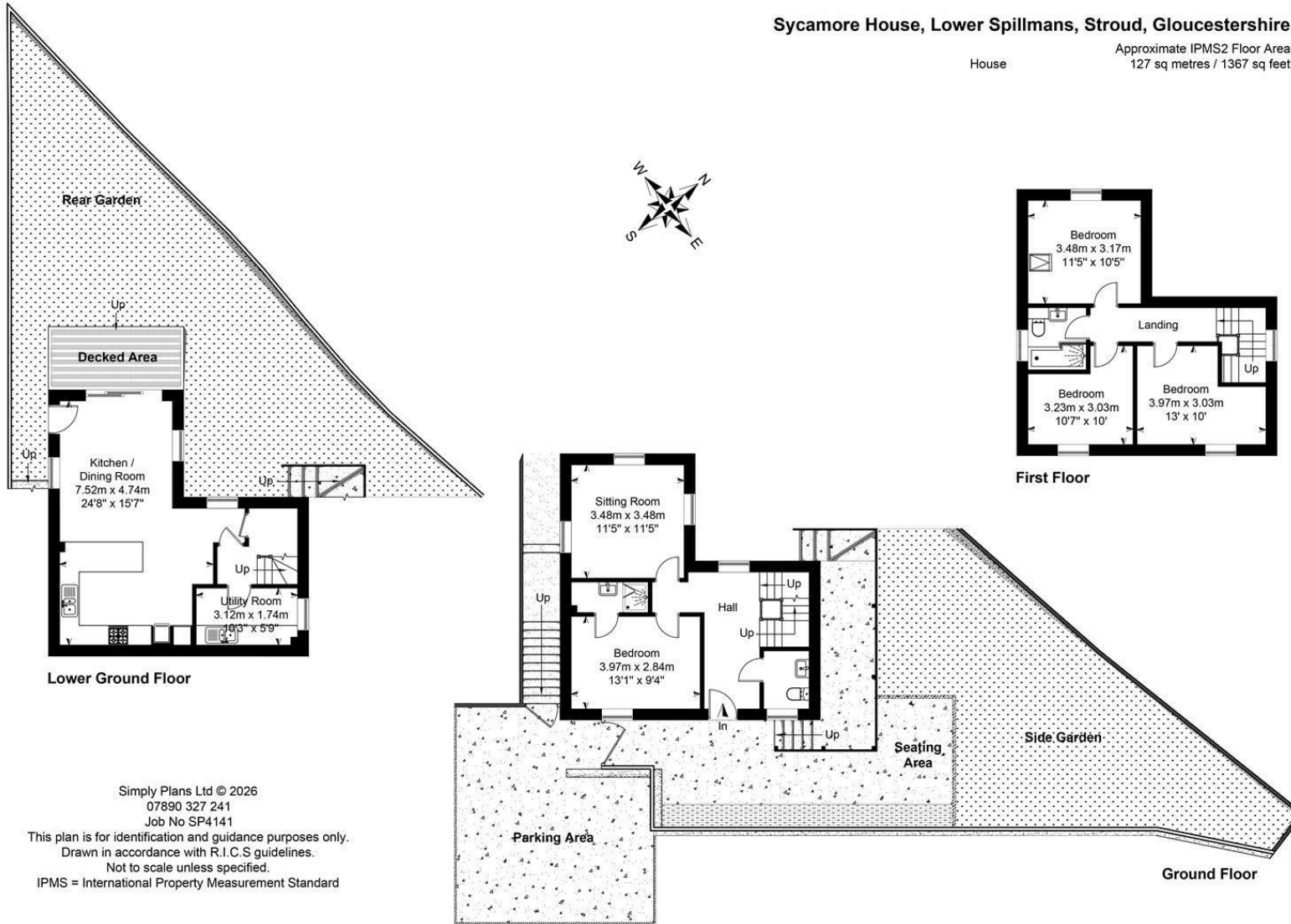
The property is well placed for travel with trains into London Paddington (circa 90 mins) from nearby Stroud mainline Station. The M4 and M5 motorways are both easily accessible.



Sycamore House, Lower Spillmans, Stroud, Gloucestershire

House

Approximate IPMS2 Floor Area
127 sq metres / 1367 sq feet



MURRAYS
SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

Mains electricity, water, and drainage are connected to the property. Air Source Heating. Stroud District Council Tax Band TBC. Ofcom Checker: Broadband Ultrafast 1800mbps - Mobile Coverage: EE/3/O2/Vodafone all good.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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