

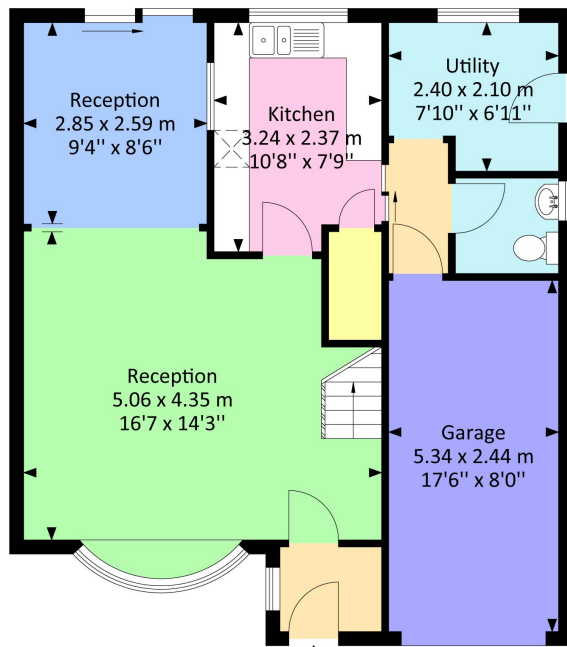
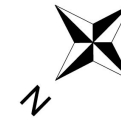
Milburys  
SALES LETTING MANAGEMENT



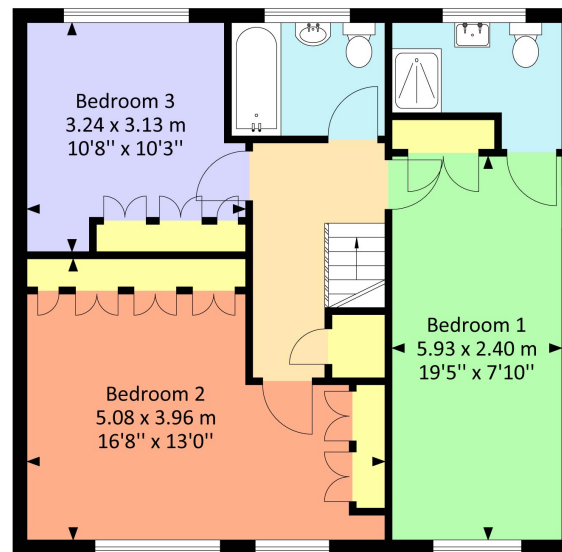
46 Court Meadow, Stone, Berkeley, Gloucestershire, GL13 9LR

£379,950

46 Court Meadow, Stone, Berkeley, GL139LR  
Internal Area (Approx)  
117.50 Sq.M / 1264.30 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor



First Floor



# 46 Court Meadow, Stone, Berkeley, Gloucestershire GL13 9LR

A fantastic opportunity to make your own mark on this detached family home situated on the popular Court Meadow development and within walking distance of Stone and Woodford Village Primary School. Offered with no onward chain, the property will appeal to all age groups including young families or those looking to down-size perhaps and want to be part of a village community. Junction 14 on the M5 is within a few minutes drive along with a post office/general stores and public house in nearby Falfield. Entering through the front door and into a separate porch, you will find a dual aspect and spacious lounge/dining room with feature fireplace and patio doors to the garden. The kitchen is fitted with a range of units and leads through to the separate utility room, cloakroom and integral door to the garage. On the first floor are three double bedrooms, bedroom one with its own en-suite and family bathroom. Outside there is pedestrian access on both sides of the property which lead to the enclosed rear garden, now in need of some attention, with mature trees and shrubs. To the front is a further area for gardeners to enjoy, off-street parking and a single garage. Benefits include oil central heating and double glazing. No Onward Chain!

## Situation

The village of Stone is situated approximately 1 mile from junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. In the last Ofsted report the local primary school in the village was rated 'Outstanding'. Secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general stores and post office and Thornbury with it's range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

## Property Highlights, Accommodation & Services

- Detached Family Home - Cul-De-Sac Location
- Situated In The Heart Of The Village Within Walking Distance Of Village Primary School And Church
- Easy Access M5 J14 At Falfield
- Dual Aspect Lounge/Dining Room With Fireplace And Patio Doors To Rear Garden
- Fitted Kitchen With Aspect Across The Rear Garden, Separate Utility
- Ground Floor Cloakroom, Integral Door To Single Garage
- Three Double Bedrooms
- En-Suite To Bedroom One, Family Bathroom
- Double Glazing, Oil Central Heating
- Enclosed Rear Garden, Off-Street Parking, NO ONWARD CHAIN!

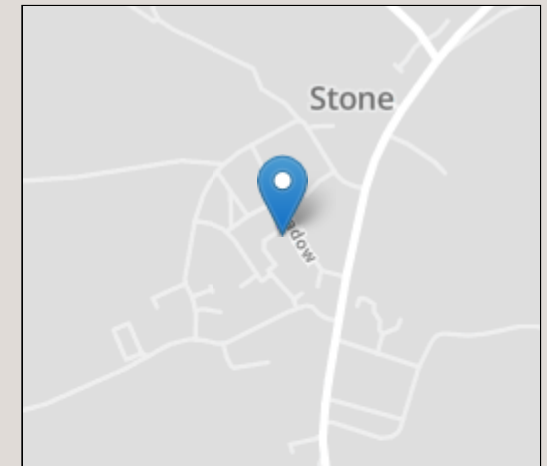
## Directions

Travelling north on the A38 from the direction of M5 J14 at Falfield, once in the village of Stone turn left just before the church across the green and left again into Court Meadow. Take the next left hand turning, then second right and No.46 can be found on the left hand side.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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