



South View, Newtown, Stonehouse, Gloucestershire, GL10 3RW
Guide Price £575,000

PETER JOY
Sales & Lettings



South View, Newtown, Stonehouse, Gloucestershire, GL10 3RW

Charming character cottage that has been extended and modernised over the years to create a spacious family home which sits in gardens measuring .28 of an acre. The accommodation which is arranged over two floors, comprises an entrance porch, snug/home office, formal dining room, ground floor shower room, superb sitting room, fitted kitchen, three good size bedrooms and a 'jack and jill' bathroom which is complemented by ample off street parking, car port and workshop.

ENTRANCE PORCH, SNUG/HOME OFFICE, DINING ROOM WITH STAIRS TO THE FIRST FLOOR, LOBBY, GROUND FLOOR SHOWER ROOM, LOVELY FITTED KITCHEN OPENING UP TO A 11'10 x 10'0 UTILITY ROOM WITH REAR ACCESS, SUPERB 21'6 x 17'0 SITTING ROOM WITH FEATURE WOODBURNER AND SECOND STAIRCASE TO MASTER BEDROOM, LANDING WITH STORAGE, THREE GOOD SIZE BEDROOMS WITH THE MASTER OFFERING UNDER EAVES STORAGE AND A LOVELY JACK AND JILL MODERN BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARDENS MEASURING .28 OF AN ACRE, LEVEL LAWNS, AMPLE GATED OFF STREET PARKING, 16'0 x 16'0 WORKSHOP WITH POWER & LIGHT, CAR PORT AND POPULAR STONEHOUSE/EASTINGTON LOCATION WITH EXCELLENT TRANSPORT LINKS.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

South View is a delightful character cottage tucked away in Newtown on the borders of Eastington and Stonehouse with excellent local amenities and transport links. The accommodation, which has recently been extended is well presented and comprises, an entrance porch, snug or home office, formal dining room with stairs to the first floor, lobby with storage, ground floor shower room, superb 21'6 x 17'0 sitting room with a feature fireplace housing a wood burner and a second staircase which leads to the master bedroom. The stylish fitted kitchen leads onto the 11'10 x 10'0 utility room with rear access to the garden. The first floor offers a landing with storage, three good size bedrooms with the master offering under eaves storage, and a beautiful 'Jack and Jill bathroom. Further benefits include gas central heating, double glazing and having canal side walks on the doorstep.

Outside

Substantial gardens measuring 0.28 of an acre with a gated driveway which gives access to the off street parking, car port, workshop with power and light and further garden with scope for a buyer to make their own mark. To the rear of the property is a large lawned enclosed garden with an array of shrubs and trees.

Location

Eastington is well known locally for its friendly community with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly little town with a big heart and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. There has been large scale building to the west with the creation of a major new housing estate and school at Great Oldbury, near the motorway.

Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway at the end of the bypass. At the Horsetrough roundabout bear left and proceed towards the M5. Continue past Stonehouse Court Hotel and onto the next roundabout by Costa Coffee, several hundred yards past the roundabout turn left into Newtown as denoted by our for sale board, the property can be found down on the right hand side.

Tenure

Freehold

Council Tax Band

Band = C

Services

The vendor has informed us that all mains services are connected.

Local Authority

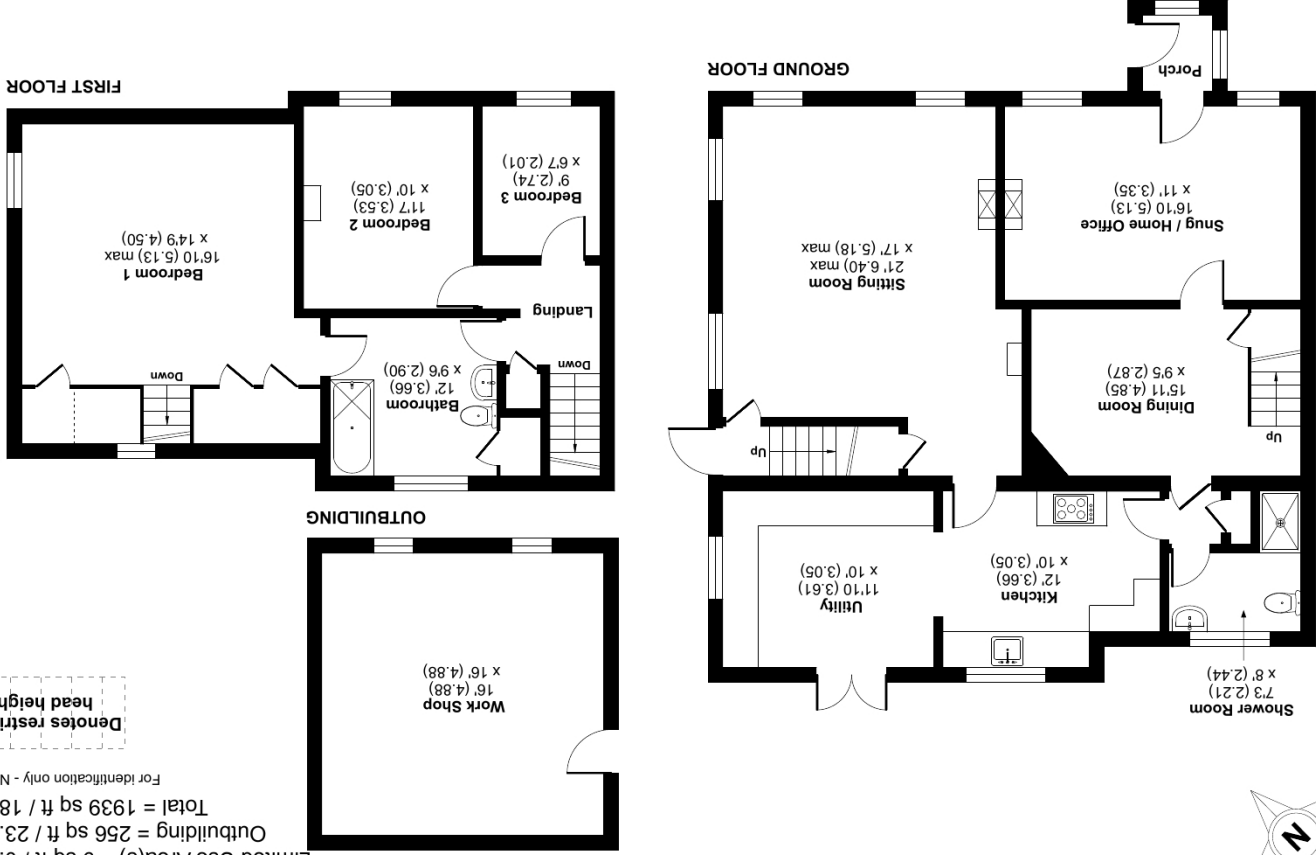
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



South View, Newtown, Stonehouse, GL10

Approximate Area = 1674 sq ft / 155.5 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Outbuilding = 256 sq ft / 23.7 sq m
 Total = 1939 sq ft / 180 sq m
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024.
 Produced for Peter Joy Estate Agents. REF: 1111178

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

Energy Efficiency Rating	
Current	Potential
72	82

England, Scotland & Wales	
Energy Rating	Energy Efficiency Class
A	1-2
B	3
C	4
D	5
E	6
F	7
G	8