



Orchard House, Regent Street, Stonehouse, Gloucestershire, GL10 2AA
£575,000



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One of just four detached properties built on former orchard land in a prime location just off Regent Street with a double garage, a generous level plot and well proportioned accommodation arranged over two floors.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, A DOUBLE GARAGE, DRIVEWAY PARKING FOR SEVERAL CARS AND A GENEROUS LEVEL PLOT.



Viewing by appointment only

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

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Description

Orchard House is a substantial detached modern house in a quiet position along a private drive just off sought after Regent Street. This location is ideally placed for local shops, amenities and well regarded Wycliffe School, with canal side walks just down the road. The property has been a brilliant family home for the current owner for nearly forty years. They are now downsizing, and so are offering Orchard House to the market. The property was built in 1985 using traditional methods under a pitched tiled roof. It is once of just four properties sited on an old orchard, and accordingly it benefits from a large, level plot.

The spacious accommodation arranged over two floors. A large entrance hall, cloakroom/W.c, 18' sitting room with fireplace with wood burning stove, conservatory, dining room, kitchen/breakfast room and utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, principal bedroom with en suite shower room, family bathroom and three further bedrooms on this level. The house is spacious and well proportioned, a would be ideal for either a family or a retiring buyer looking for level access to a good range of shops and amenities.

Outside

The interior is complemented by a double garage, a gravelled drive with space to park side by side and a large level rear garden. The garage is in front of the house, to the left, with power, light and an up and over door. There is a gravelled drive to the front, with space to park four cars. A path leads to the front door, with open plan level lawn to either side. The majority of the garden is at the rear of the property. This level, open space is predominately laid to lawn, with a paved seating area directly behind the house. There is a productive growing area to one side, and a potting shed. Mature trees and shrubs are dotted around, and the plot is defined with fencing. The property also owns the area of land to the right of the drive, across from the garage.

Location

Regent Street is regarded as one of the best road to live in in Stonehouse. The town has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. Turn off the Horsetrough roundabout into Bath Road, towards the town centre. Pass the turning for Burdett road on your right and take the left hand turning into Regent Street. Continue down the road, looking out for the surgery (now closed) on your right. Take this turn, and pass the old surgery. The house can be found in front of you.

Property Information

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include Superfast broadband, and you are likely to have service from the main mobile providers.

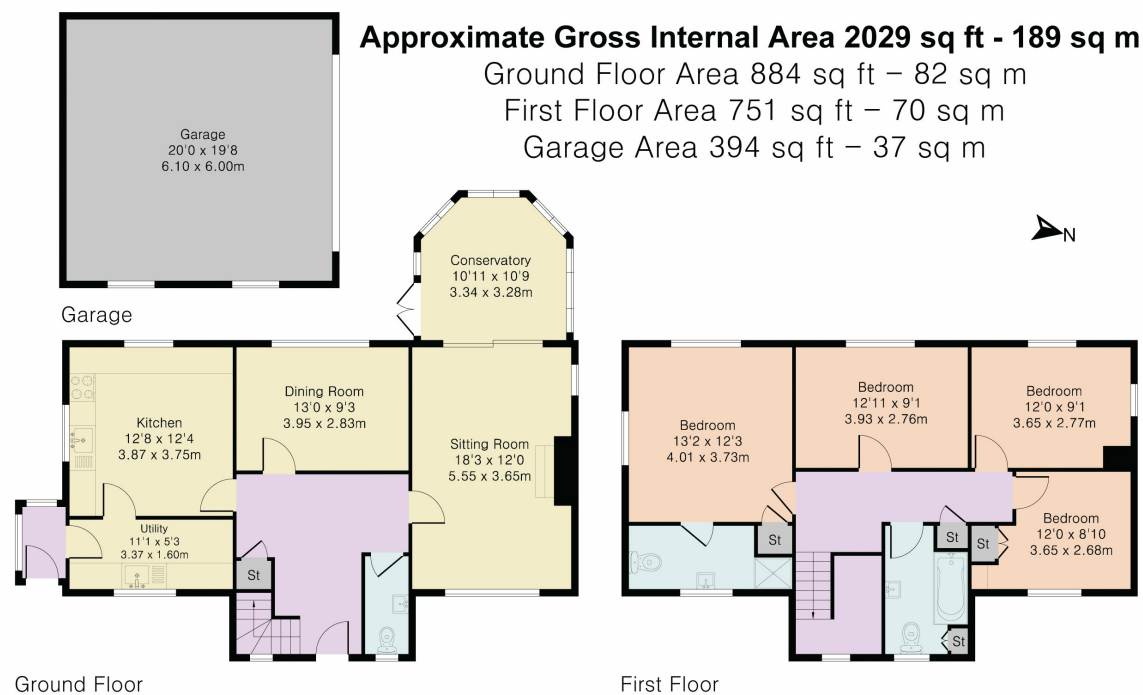
Agents Note

The property is situated on a private drive. The first part of this is owned by the old surgery, the second part by neighbouring property Clarose House

Local Authority

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





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 as defined by RICS code of measuring practise. No guarantee is given on 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.



PETER JOY
Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.

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