



109 Arrowsmith Drive, Stonehouse, Gloucestershire, GL10 2QS  
Guide Price £450,000

**PETER JOY**  
Sales & Lettings



## 109 Arrowsmith Drive, Stonehouse, Gloucestershire, GL10 2QS

A well kept extended detached house in this popular road on the outskirts of Stonehouse with four bedrooms, connecting reception rooms, garage, parking and gardens and a superb 15' garden room addition.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM, CONNECTING DINING ROOM, KITCHEN WITH CONTEMPORARY FITTINGS, FIRST CLASS GARDEN ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, INTEGRAL GARAGE, LEVEL GARDEN AND PARKING.

Viewing by appointment only

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

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### Description

109 Arrowsmith Drive is a modern detached house in a good position within this popular residential road. This location enjoys a good local community, with the shops, amenities and train station of Stonehouse all within a level mile. The property was built in 2002 using traditional methods under a pitched roof and has been extended and improved during the current owner's tenure, with well presented accommodation arranged over two floors. An entrance hall, cloakroom/W.c, 14' sitting room, dining room, 15' kitchen/breakfast room with contemporary units from Eminence kitchens and a superb 15' garden room with glazed doors out to the garden are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, 17' principal bedroom with en suite shower room, family bathroom and three further bedrooms on this level. The property is spacious, and well kept, and all in all makes for a first rate family house.

### Outside

The property benefits from an integral garage, parking and a landscaped rear garden. The parking area at the front of the house has been enlarged, and now spans the width of the house, with the integral garage on the right. This has a roller door, power and light and an internal door that leads into the kitchen. There is a gated access at the side of the house, and this leads to the rear garden. This area is level and has been landscaped, with a paved area to the immediate rear of the house and a level lawn beyond this. A gravelled path leads on to a timber deck at the rear of the plot, with a pergola over. Well planted borders edge these spaces, with a shed set back on the other side of the house.

### Location

Stonehouse is home to a comprehensive range of shops and amenities. The level high street hosts a good range of useful shops, and really does have everything one might need on a day to day basis. There is a Co-Op, both a doctor and a dentist, some great places to eat and, of course, a train station, with a direct London (Paddington) service. Wycliffe private school is situated at the entrance to the town, with a further selection of shops, amenities, schooling, a hospital and a leisure centre at nearby Stroud, which is just one stop away on the train. Cheltenham and Gloucester are within comfortable driving distance, and Junction 13 of the M5 is just a few miles away.

### Directions

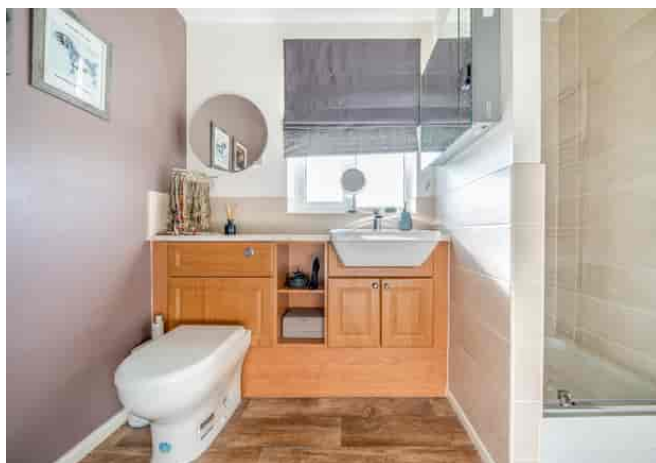
Leave Stroud via the A419 Ebley Road following the signs for Stonehouse. Take the second exit over the roundabout and proceed towards the town. Continue along the High Street, past the co-op and under the Railway Bridge. Pass the turnings for Meadow Road, Kings Road and Grosvenor Road on the right, and then turn right into Arrowsmith Drive. Follow this road around, and the property can be found on the left just past the second play area, which is on your right.

### Property Information

The property is Freehold. Gas heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast/ultra fast, and whilst you are likely to have service from the main service providers (EE, Three, O2 and Vodafone), data internally from O2 and Vodafone may be intermittent.

### Local Authority

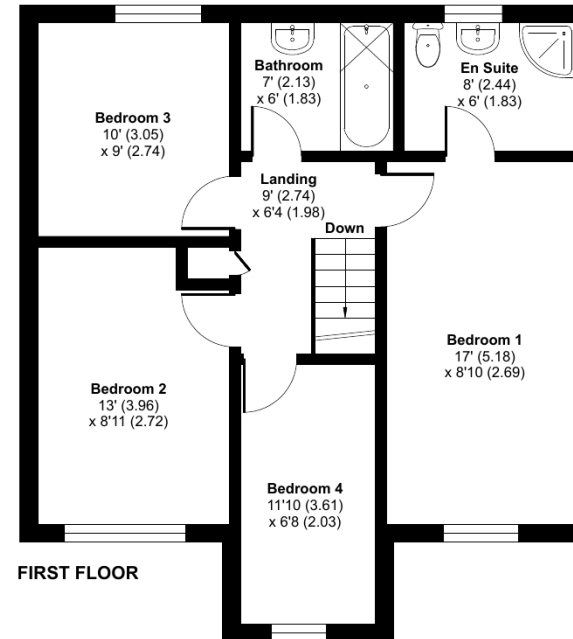
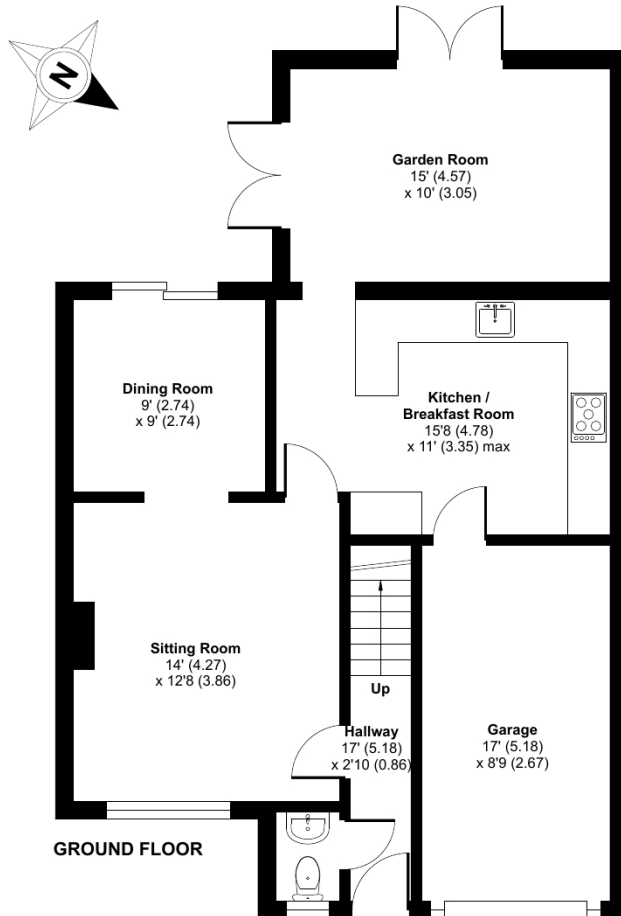
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



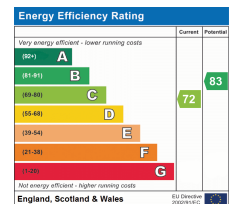
# Arrowsmith Drive, Stonehouse, GL10

Approximate Area = 1288 sq ft / 119.6 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 1435 sq ft / 133.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1105030



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.