



Ingleside, Browns Lane, Stonehouse, Gloucestershire, GL10 2JZ  
Guide Price £565,000

**PETER JOY**  
Sales & Lettings



## Ingleside, Browns Lane, Stonehouse, Gloucestershire, GL10 2JZ

Ingleside is a substantial detached chalet style bungalow set in a superb private spot with delightful South-Westerly views across to the escarpment. Mature and low maintenance surrounding gardens, off street parking and a large garage are complemented by an entrance hallway, ground floor WC and bathroom, dining room, kitchen/breakfast room, sitting room, three/four bedrooms arranged over two floors with the master to en-suite and a family bathroom. The property is offered with no onward chain.

ENTRANCE HALLWAY, GROUND FLOOR WC, COAT CUPBOARD AND STORAGE, DINING ROOM WITH DOORS TO THE TERRACE, LOVELY SITTING ROOM, KITCHEN/BREAKFAST ROOM WITH WALK IN PANTRY, FURTHER RECEPTION ROOM/BEDROOM FOUR, BEDROOM THREE, GROUND FLOOR BATHROOM, FIRST FLOOR LANDING, FAMILY BATHROOM, TWO FURTHER BEDROOMS WITH THE MASTER TO EN-SUITE SHOWER ROOM, WC, STUNNING VIEWS, GAS CENTRAL HEATING, DOUBLE GLAZING, SUPERB TERRACE, MATURE GARDENS WITH A HUGE ARRAY OF SHRUBS, PLANTS AND TREES, PRIVATE PAVED PATIO, TWO LARGE STORAGE CUPBOARDS, 16'0 x 13'6 GARAGE WITH ELECTRIC ROLLER DOOR, OFF STREET PARKING FOR TWO CARS, OFFERED WITH NO ONWARD CHAIN AND SET IN A DELIGHTFUL PEACEFUL POSITION.

Viewing by appointment only

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

t: 01453 766333

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### Description

Ingleside is a substantial detached chalet bungalow measuring 2,153 sq ft (including outbuildings and garage) and offers potential for a buyer to make their own mark on a 'forever home'. The flexible accommodation could be used as a traditional home or with the reception room being used as a bedroom for an elderly relative with the benefit of the ground floor bathroom being opposite. The property offers a generous entrance hallway with a coat cupboard, storage and ground floor WC, light and spacious dining room with an understairs storage cupboard, stairs to the first floor and sliding doors to the sun terrace, superb triple aspect sitting room with a feature fireplace and overlooking the garden, spacious kitchen/breakfast room with a fitted kitchen with ample wall and base units, pantry and doors leading to the garden and patio, further reception room/bedroom four measuring 15'10 x 13'8, ground floor bathroom with a shower over the bath and bedroom three. The first floor offers a landing, family bathroom, bedroom two and the master bedroom which measures 12'8 x 12'0 and offers ample fitted wardrobes, eaves storage, walk in dressing area/study space and en-suite shower room. Further benefits include gas central heating, double glazing and being offered with no onward chain.

### Outside

Ingleside has mature low maintenance surrounding gardens with a huge selection of beautiful shrubs, plants and tree's with delightful south-westerly views across to the escarpment from the lovely terrace. The main part of the garden is the perfect spot to potter with steps leading up to the terrace and paved patio to the rear. To the front of the property is off street parking for two cars and access to the 16'0 x 13'6 garage with an electric roller door. Gated access and steps lead down to side of the property and entrance door with a further patio area which is the ideal spot for alfresco dining.



### Location

Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town with 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. One of the most photographed scenes in the whole Cotswolds is at Stonehouse – the charming church of St Cyr's, which overlooks The Ocean and is next to Stonehouse Court Hotel. Originally a Medieval manor, this lovely old building has been at the centre of much intrigue over the years - one of its masters was even implicated in the murder of Edward II at nearby Berkeley Castle! The fact the manor was built of stone rather than the usual wattle and daub gave rise to the town's name. Bits of Stonehouse have ended up all over the world as the town was once an important centre for brick-making. It is still a hub for industry and has a number of business parks, with the largest of these in Oldends Lane (home to the Muller factory). 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 and the M5, take the third exit at the Horstrough roundabout and Browns Lane is immediately on your right, continue up Browns Lane and turn left at the top and the property can be found on the left hand side.

### Tenure

Freehold

### Council Tax Band

Band = F

### Services

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

### Local Authority

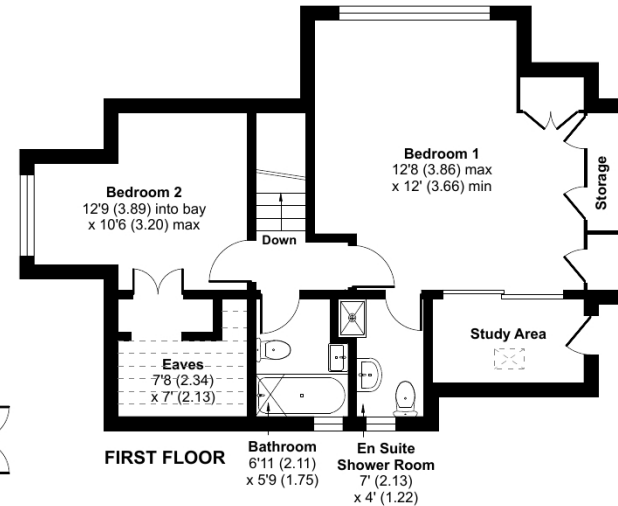
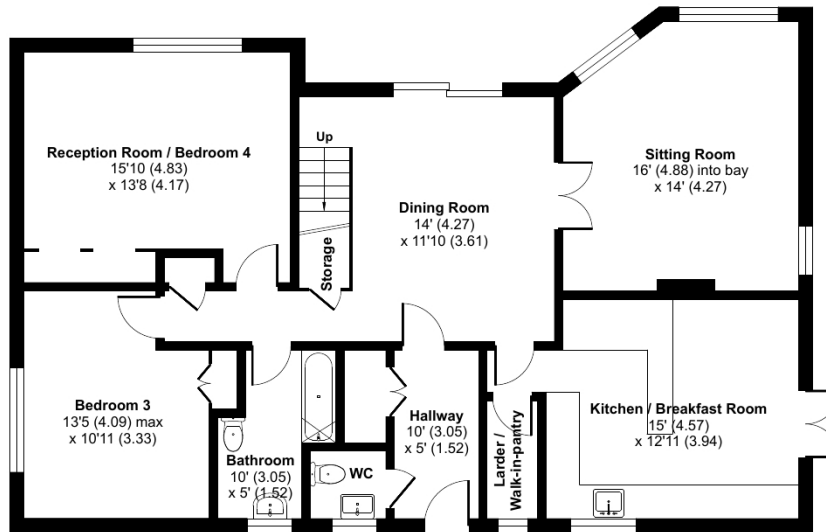
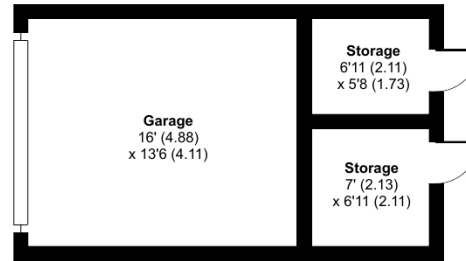
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Ingleside, Browns Lane, Stonehouse, GL10



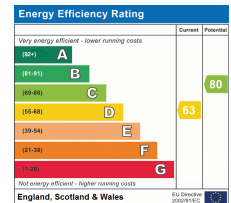
Approximate Area = 1787 sq ft / 166 sq m  
 Limited Use Area(s) = 61 sq ft / 5.6 sq m  
 Garage = 216 sq ft / 20 sq m  
 Outbuildings = 89 sq ft / 8.2 sq m  
 Total = 2153 sq ft / 199.8 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



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: 1118072



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.