



Delfan, Haresfield, Stonehouse, Gloucestershire, GL10 3EB
Guide Price £595,000

PETER JOY
Sales & Lettings



Delfan, Haresfield, Stonehouse, Gloucestershire, GL10 3EB

A modern, three-bedroom semi-detached home located in the popular village of Haresfield. This well-presented property offers versatile accommodation across two floors, featuring well-proportioned bedrooms, two bathrooms, three reception rooms, parking, and gardens spanning 0.23 acres. Additionally, it provides easy access to the M5 at Junction 12 and other commuter links.

ENTRANCE, DOWNSTAIRS SHOWEROOM, SITTING ROOM, ADDITIONAL RECEPTION ROOM, OPEN PLAN KITCHEN/DINING ROOM, UTILITY, THREE BEDROOMS, FAMILY BATHROOM, TOTAL PLOT OF 0.23 OF AN ACRE, AMPLE PARKING, GARAGE, CABIN

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Delfan enjoys a convenient location nestled within the charming village of Haresfield, mere moments away from Junction 12 of the M5, providing easy access for both north and southbound journeys. For those opting for rail travel to London, the nearby stations of Stonehouse, Stroud, Cam, and Gloucester serve as convenient gateways. Upon entering the property, you are greeted by a spacious hallway leading to various rooms. To the left, a door opens to reveal a well-appointed downstairs shower room, while stairs ascend to the first floor. The sitting room beckons to the right with a log burner, alongside an additional reception room for flexible use. The noteworthy open-plan kitchen/dining area is bathed in natural light. The kitchen boasts a range of wall and base units complemented by solid Oak worktops. The adjacent dining space offers garden views and access to a patio through French doors. Additionally, an extra utility area and garage access are conveniently located off the kitchen, as depicted on the floor plan. On the first floor, there are three generously proportioned bedrooms. The main bedroom measures 13'7 x 13'6, while the second bedroom offers similar space and includes built-in wardrobes. Completing this level is a family bathroom.



Outside

Outside, the front of the property offers ample parking for multiple vehicles and includes access to the garage. Moving to the rear, you'll find an extensive lawned garden that provides a high degree of privacy, enclosed by maturing trees, hedging and fencing. Directly outside the dining area is a paved terrace, featuring well-stocked flower beds that bring vibrant colours to the space. Additionally, there is a log cabin currently used as a gym, which serves as a versatile, multi-purpose space.

Location

The charming village of Haresfield offers local amenities including a village school, a church, and a public house. Nestled beneath the Cotswold escarpment in an Area of Outstanding Natural Beauty, it provides opportunities for scenic walks and panoramic views from Haresfield Beacon, one of the high points of the Cotswold Hills. For shopping and schooling, Stonehouse is just three miles away, while more extensive recreational, educational, and shopping facilities can be found in Stroud and Gloucester.

Directions

Please enter the following postcode into your sat nav system: GL10 3EB. Upon entering the village, drive past the school on your left hand side. Continue along the lane where the property can be located on the right hand side of the road as denoted by our Peter Joy For Sale sign

Services

The property is freehold. Mains electricity, oil central heating, 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 standard, superfast, and ultra-fast broadband. You are likely to have service from the main providers: EE, Three, O2, and Vodafone.

Local Authority

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



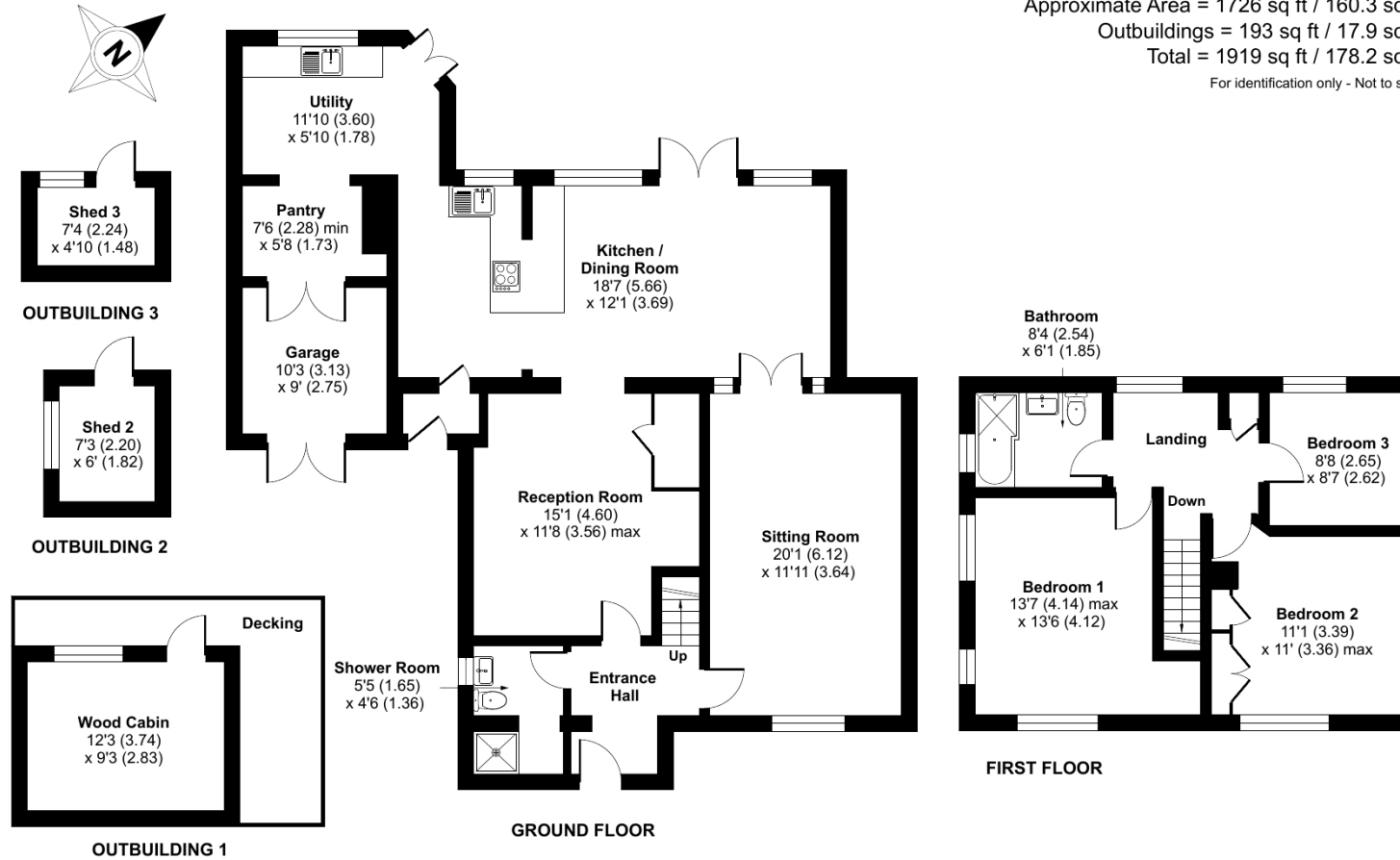
Delfan, Haresfield, Stonehouse, GL10

Approximate Area = 1726 sq ft / 160.3 sq m

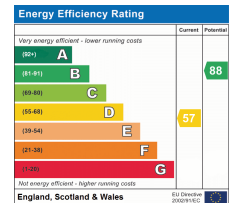
Outbuildings = 193 sq ft / 17.9 sq m

Total = 1919 sq ft / 178.2 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: 1139427



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.