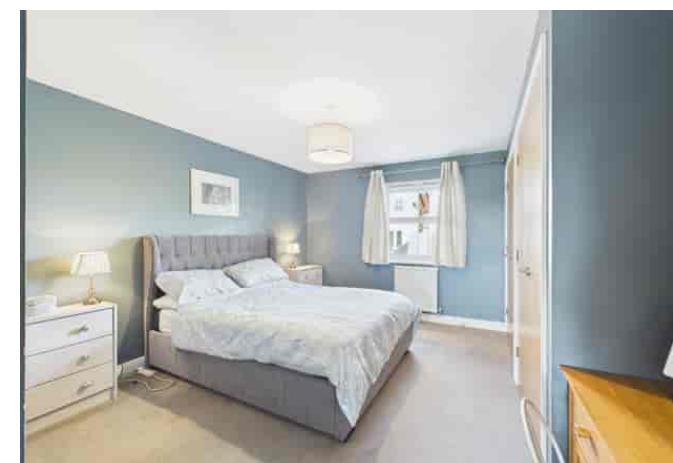




58 Swallowcroft, Eastington, Stonehouse, Gloucestershire, GL10 3BH  
Offers Over £550,000

**PETER JOY**  
Sales & Lettings



## 58 Swallowcroft, Eastington, Stonehouse, Gloucestershire, GL10 3BH

A well-presented four-bedroom detached family home enjoying uninterrupted countryside views, generous off-road parking and excellent school catchments, all set within the heart of the popular village of Eastington. The property offers versatile living space, a private driveway for multiple vehicles, garage, an enclosed rear garden and offered to the market chain free

ENTRANCE HALL, WC, KITCHEN/DINING ROOM, UTILITY ROOM, SITTING ROOM, DINING/PLAY ROOM, FOUR BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, REAR ENCLOSED GARDEN, DRIVE WAY PARKING FOR MULTIPLE CARS, GARAGE & OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





## Description

Enjoying open countryside views and an enviable village position, this attractive four-bedroom detached home delivers space, versatility and excellent connectivity, with generous off-road parking and highly regarded local schools all close at hand. Positioned in the centre of Eastington, a well-established and welcoming Gloucestershire village, the property combines contemporary family living with a peaceful rural setting. Despite its tranquil feel, the location remains exceptionally convenient, with rail links providing straightforward access to London, Bristol and the Midlands. One of the home's standout features is its unusually long private driveway, offering parking for multiple vehicles. Inside, a light-filled entrance hall leads to a downstairs cloakroom, stairs to the first floor and all other rooms. The kitchen/diner sits to the front of the house, taking full advantage of the far-reaching countryside outlook via a large bay window. Designed as a sociable, everyday living space, it works equally well for busy family life and entertaining. A separate utility room adds functionality with a door to the side of the house. The ground floor is completed by two additional reception rooms, including a flexible dining or playroom and a generous lounge with direct access to the rear garden. Upstairs, the principal bedroom features its own ensuite shower room, while three further bedrooms are served by a modern family bathroom, providing well-balanced accommodation ideally suited to family needs. Agents note: internal photos were taken whilst vendor still in residence. The property is now vacant and chain free, offering the potential for a swift transaction.

## Outside

Outside, the home continues to deliver. The private driveway leads to a single garage, while the enclosed rear garden offers a secure and low-maintenance space for children, outdoor dining, or relaxed afternoons in the sun.

## Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse 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 town 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 Stroud water 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.

## 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. Proceed straight over signposted M5. Turn left at the next roundabout signposted Eastington continuing into the middle of the village. At the roundabout turn left and then take the first left into Swallowcroft. Follow the road up to the top and round to the right, take the last right hand turn and follow the road all the way down and round to the left. Number 58 will be found at the top of its own driveway that runs parallel to the field.

## Property Information

The property is freehold, with a £215.00 PA maintenance charge for communal areas. Gas central heating, mains electricity and drainage and water. 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 ultrafast, and you should have good voice calling and data service from the main mobile providers.

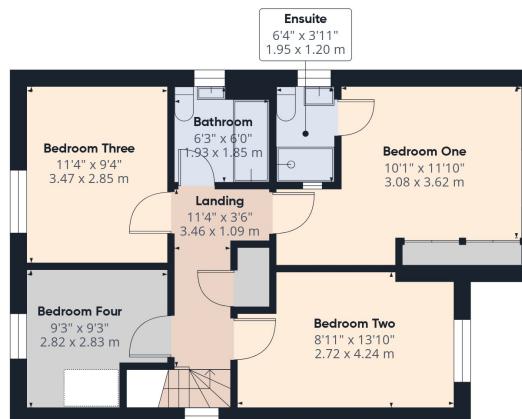
## Local Authority

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

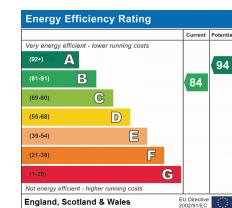




Ground Floor Building 1



Floor 1 Building 1



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.