



Pippin, Bath Road, Eastington, Stonehouse, Gloucestershire, GL10 3AY
Guide Price £485,000

PETER JOY
Sales & Lettings



Pippin, Bath Road, Eastington, Stonehouse, Gloucestershire, GL10 3AY

A beautifully presented three-bedroom semi-detached home in the popular village of Eastington. The well-proportioned accommodation is arranged across two floors, the property further boasts offers ample off-road parking, a generous landscaped garden and a charming oak-framed extension.

OAK FRAMED PORCH, ENTRANCE HALLWAY, SITTING ROOM WITH BAY FRONTED WINDOW, OPEN PLAN KITCHEN, DINING ROOM AND SNUG WITH DOUBLE DOORS TO REAR GARDEN, WALK IN WET ROOM, THREE BEDROOMS, FAMILY BATHROOM, AMPLE OFF ROAD PARKING, BEAUTIFULLY MAINTAINED AND LANDSCAPED REAR GARDEN, LARGE WOODEN SHED/WORKSHOP, RAISED VEGETABLE BEDS, VIEWS OVER FARMLAND, CLOSE TO AMENITIES AND COMMUTER LINKS

Viewing by appointment only

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

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Description

Situated in the popular community of Eastington, with excellent connections to local amenities, motorways to the north and south and train stations in Stonehouse (to London Paddington) and Cam (to Bristol Temple Meads). This charming 1950s red brick home has been thoughtfully renovated and extended in recent years. A covered porch leads into the hallway, which features engineered flooring throughout the ground floor and provides access to all principal rooms as well as the stairs to the first floor. The sitting room is a generous space with a bay-fronted window overlooking the front aspect. A standout feature of the home is the open-plan kitchen, dining and family room. The kitchen offers a range of wall and base units with built-in appliances, including a double oven, gas hob and dishwasher, with a central island completing the space. The kitchen flows seamlessly into the oak-framed extension, which is filled with natural light, beautifully framed beams and double doors opening onto the rear garden. A wood-burning stove adds a cosy focal point to this area. A modern walk-in wet room completes the ground floor accommodation. Upstairs, there are three bedrooms and a family bathroom. The front bedrooms feature bay-fronted windows, the rear bedroom enjoys views over the garden and the third bedroom is currently used as an office.

Outside

The gardens are equally as impressive as the house. To the front of the property, you will find a gravelled driveway with ample off-road parking, a raised bed, side access to the rear garden and an electric car charging point. The rear garden has been cleverly landscaped by the vendors. A sandstone seating area, located off the oak-framed extension, provides a great alfresco dining space. There is also a further covered seating area located further up the pathway. This section of the garden features a lawn and a raised bed with mature shrubs. You will also find a wooden shed/workshop measuring 16'8 x 7'10 with power installed. A gate leads through to the second half of the garden, which features a number of raised vegetable beds, a greenhouse and fruit trees. The bottom of the garden enjoys lovely views over farmland.



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 West away from the town. Continue for several miles, following the signs for the M5. At Westend roundabout (Eastington shell services) take the first left into Spring Hill, signposted Eastington. follow this road and enter the village. Pass the Co-Op on your right and turn left at the War Memorial. Continue, passing the turning for Middle Street on your left. The property can be found some way along on the left noted by a Peter Joy for sale sign

Property information

The property is Freehold. Mains gas, electricity and water and drainage are connected. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connection, and you are likely to have good voice and data service from EE and Three, but variable service from O2 and Vodafone.

Local Authority

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



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Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

Store = 12.2 sq m / 131 sq ft

Total = 117.2 sq m / 1261 sq ft

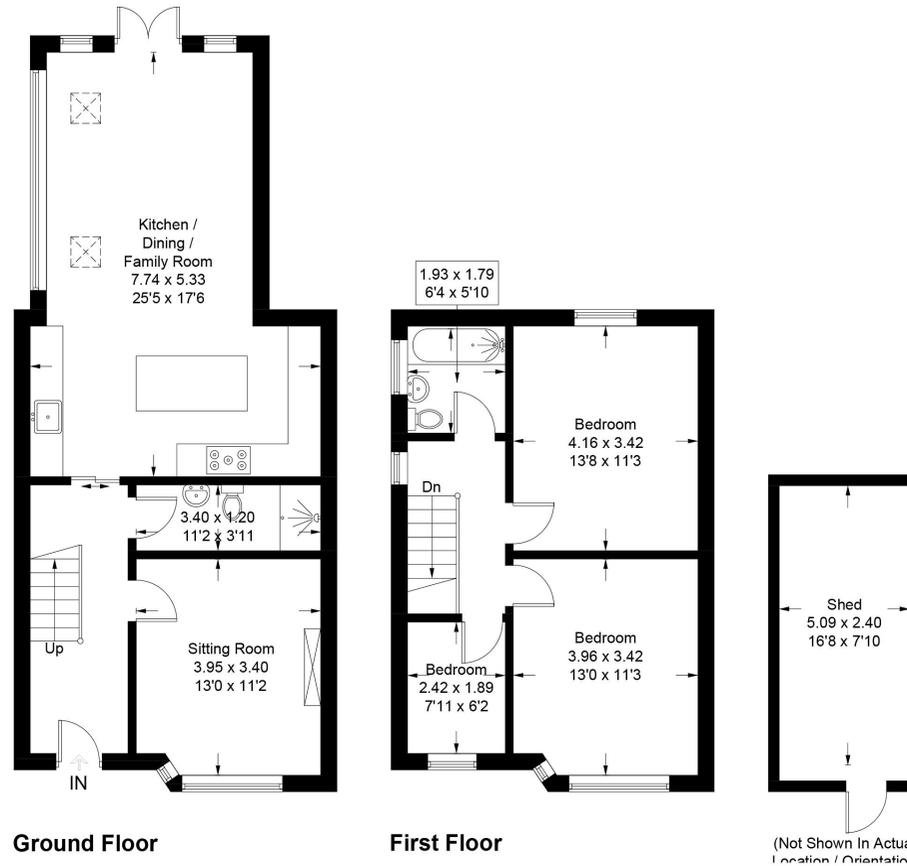


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277733)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
99-101	A		
91-97	B		
83-89	C	72	77
75-81	D		
69-74	E		
63-68	F		
55-62	G		
Less 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.