



14 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ  
Guide Price £485,000





## 14 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ

A substantial six bedroom modern family home, in a canal side development in popular Ebley, with a lovely 19' kitchen/dining room/family room, a large sunny sitting room with doors out to the garden and a garage with parking space.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM, KITCHEN/DINING/FAMILY ROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FIVE FURTHER BEDROOMS, BATH AND SHOWER ROOMS, ENCLOSED REAR GARDEN, GARAGE AND OFF STREET PARKING.



Viewing by appointment only

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

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



### Description

A large family town house located just over two miles from Stroud town centre in the popular Ebley Wharf. Ebley benefits from a coffee shop/wine bar, a gym, children's soft play and of course the canal. The property is built using traditional methods and the modern accommodation is arranged over three floors. An entrance hall, cloakroom/W.c, large family sitting room and 19' kitchen/dining/family room found on the ground floor. A landing, three bedrooms and 'Jack and Jill' shower room with access from both the second bedroom and the landing are on the first floor, with a master bedroom with en suite shower room, family bathroom and two further bedrooms at the top of the house. One of these rooms currently used as a good study.

### Outside

The interior is complemented by parking, a garage and enclosed gardens. The front and side of the property is block paved with fencing, with the garden behind the house. This level area is landscaped with lawn, paving and wooden decking, with a shed at the back of the plot. The garage is behind the house, with an up and over door, power and light, with parking to the front.



### Location

Amenities locally at The Wharf include a coffee shop and bar, beauty and hair salon, gym and child's play space. These are gathered around a central square, on the lock, with the Stroudwater canal as a backdrop. Walk along the canal path for level access to Stroud. Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning farmers market. There is also a main line railway station with a direct London (Paddington) service. Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within comfortable driving distance.

### Directions

Leave Stroud via the A419 Cainscross Road and proceed straight over the roundabout towards Stonehouse on the Westward road. Pass the turning for Monkey Puzzle Close on the left and At the traffic lights turn left, into the Ebley Wharf development. Follow the road down and the property can be found on the right.

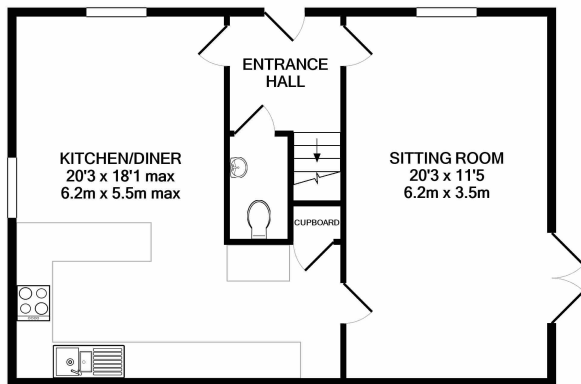
### Services

The property is Freehold. There is an estate charge for maintenance of communal grounds, central square and play area of approx. £250.00 p.a. All mains services are connected to the property. 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 broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

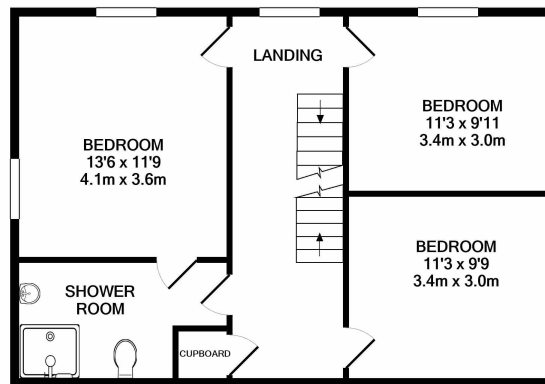
### Local Authority

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

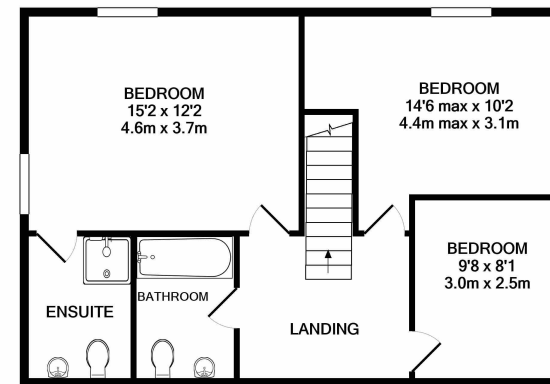




GROUND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)

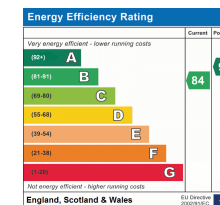


1ST FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)

GREENAWAYS, EBLEY, STROUD, GL5 4UQ  
TOTAL APPROX. FLOOR AREA 1788 SQ.FT. (166.1 SQ.M.)  
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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.