



Aquarius, Bath Road, Eastington, Gloucestershire, GL10 3AX
£550,000



Aquarius, Bath Road, Eastington, Gloucestershire, GL10 3AX

A spacious individual detached house on the outskirts of the popular village of Eastington with three/four bedrooms, two reception rooms, a garage and lots of parking and a level rear garden with a super view out over open fields at the rear.

ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, LIVING ROOM, CONSERVATORY, STUDY/BEDROOM 4, THREE BEDROOMS, FAMILY BATHROOM, ATTIC/STORAGE ROOM, GARDEN, DRIVEWAY PARKING, GARAGE, VIEWS, OVER LOOKING OPEN FIELDS.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Aquarius is a spacious detached chalet-style home, set in the highly regarded village of Eastington. With generous gardens backing onto open fields, it enjoys wonderful views toward the Cotswold Way. The location offers the best of both worlds — a peaceful rural setting with excellent transport links via the A38, M5 motorway, and Stonehouse train station.

The home's layout is flexible and well-proportioned, making it ideal for a variety of lifestyles. The ground floor includes an enclosed porch, a formal dining room, a kitchen/breakfast room, and an impressive 26' x 13'7" living room. A conservatory overlooks the garden, and a study offers the option of a fourth bedroom. Upstairs, there are three bedrooms all with built in wardrobes, a family bathroom, separate WC, a good sized airing cupboard and a handy attic/storage room accessed via a loft ladder and is fully boarded. With its space, versatility, and beautiful countryside backdrop, Aquarius is perfectly placed to enjoy both home comforts and the surrounding natural beauty.

Outside

Outside, a block-paved driveway at the front provides ample parking and leads to a double garage with electric roller doors, power and light. The rear garden is a true highlight—bordering open fields, it features an expansive patio area, a well-kept lawn, shed with power and light and raised flower beds, all offering a lovely and peaceful outlook.

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 Horse trough 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 and continue into the village. Pass the pub and the shop and turn left at the war memorial. Continue, and the house can be found some way along on the right hand side.

Property information

The property is freehold. Gas central heating, mains electricity, 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 ultrafast connections, and you are likely to have full service from all major mobile providers outside the property.

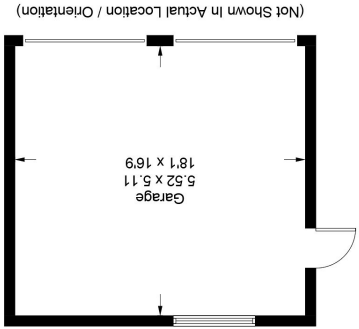
Local Authority

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



Aquarius, GL10 3AX

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft
Garage = 28.0 sq m / 301 sq ft
Total = 196.3 sq m / 2112 sq ft



= Reduced headroom below 1.5m / 5'0"

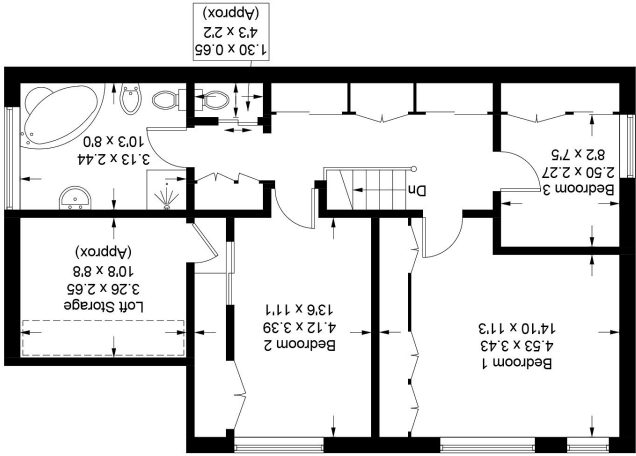
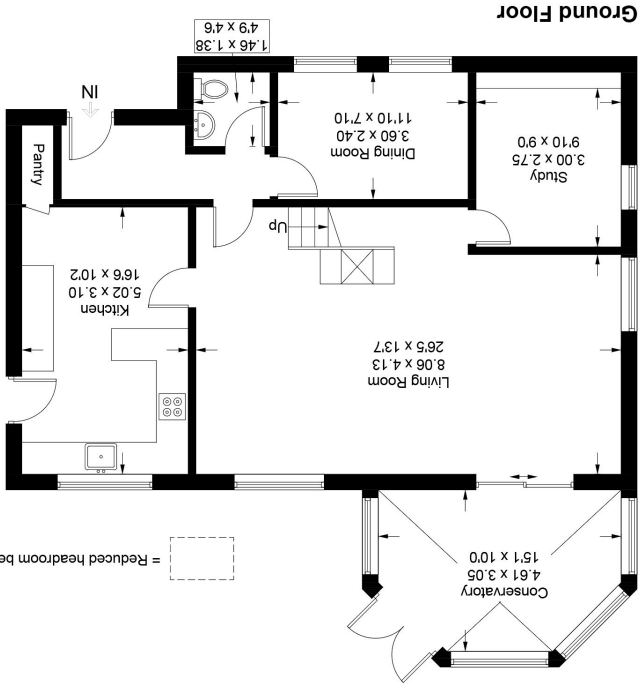
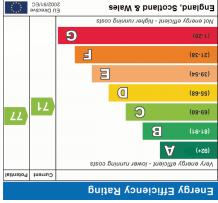


Illustration for identification purposes only, measurements are approximate,
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey 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.