



2 Bath Cottages, Bath Road, Eastington, Gloucestershire, GL10 3AX
Guide Price £350,000



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Charming character cottage being offered with no onward chain and a superb south-westerly facing c.300ft rear garden. Off street parking and a popular Eastington location are complemented by an entrance hallway, sitting room with wood burner, kitchen, dining room, family room/home office, conservatory, three bedrooms and a family bathroom.

ENTRANCE HALLWAY, SPACIOUS SITTING ROOM, GOOD SIZE KITCHEN WITH STORAGE LEADING TO THE REAR GARDEN, DINING ROOM, FAMILY ROOM/HOME OFFICE AND CONSERVATORY, FIRST FLOOR LANDING, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, OFFERED WITH NO CHAIN, SUPERB GARDENS TO THE REAR WITH A PAVED PATIO, LAWN AND A SELECTION OF FRUIT TREES, SIDE PEDESTRIAN ACCESS, OFF STREET PARKING AND POPULAR EASTINGTON LOCATION WITH EXCELLENT TRANSPORT AND MOTORWAY LINKS.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

2 Bath Cottages is a spacious character property with accommodation arranged over two floors and comprising an entrance hallway, spacious sitting room with a feature wood burner and stairs to the first floor, fitted kitchen with access to the rear garden, dining room, family room/home office and a double glazed conservatory leading onto the paved patio. The first floor offers a landing, three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and being offered with no onward chain.

Outside

Fantastic garden with a lovely south-westerly aspect and lots of potential, side pedestrian access and measuring approx 300ft. Directly to the rear of the property is a paved patio which is the ideal spot for alfresco dining and a large storage shed. An enclosed lawn leads to the greenhouse, bedding with an array of mature shrubs and plants, gated area, chicken coop and a selection of mature fruit trees.

Location

Eastington is well known locally for its good community and allows for easy access to the cafe and farm shop, 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 with a big heart 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. In keeping with the rest of the Stroud area residents are never far from stunning scenery. The Stroudwater 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, continue along Spring Hill, go past the Badger Public house and turn left at the next roundabout, continue along Bath Road and past the Bath Road garage and the property can be found along on the right hand side, as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = C

Services

The vendor has informed us that all mains services are connected.

Local Authority

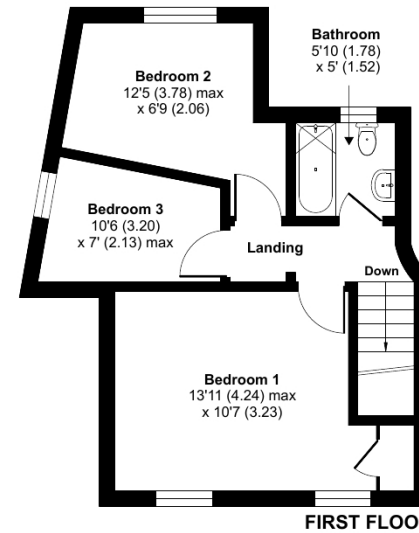
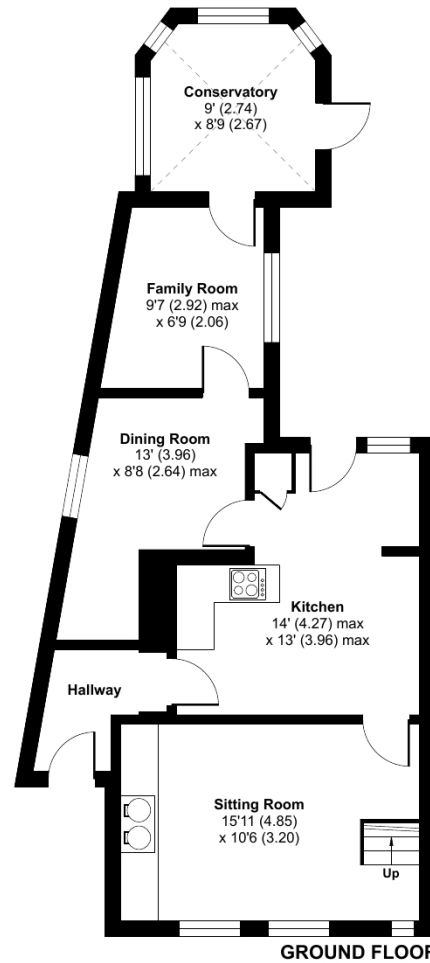
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



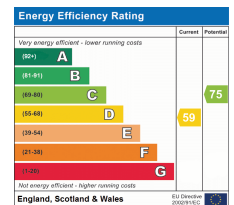
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Approximate Area = 1030 sq ft / 95.6 sq m

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: 1107124



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.