



School House, Beacon Lane, Haresfield, Stonehouse, Gloucestershire, GL10 3ES
Offers in Excess of £599,950

PETER JOY
Sales & Lettings



School House, Beacon Lane, Haresfield, Stonehouse, Gloucestershire, GL10 3ES

A detached family home located in the popular village of Haresfield. The property features over 1,600 sq. ft. of accommodation, off-road parking, a garage, a good-sized garden and is within easy reach of countryside walks and commuter links.

ENTRANCE HALLWAY, SITTING ROOM WITH FRENCH DOORS TO THE REAR GARDEN, FAMILY ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, CLOAK ROOM, UTILITY ROOM, FOUR BEDROOMS, MAIN BEDROOMS WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, LEVEL GARDEN, AMPLE OFF ROAD PARKING, GARAGE, VIEWS, CLOSE PROXIMITY TO COMMUTER LINKS

Viewing by appointment only

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

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Description

Situated in the popular and peaceful village of Haresfield, this detached home boasts over 1,600 sq. ft. of accommodation across two floors. The property offers fantastic views across farmland, with lovely walks close by and close proximity to Haresfield Beacon. Upon entering through the open porch, you are welcomed into a generously sized entrance hall. The sitting room boasts a traditional Cotswold stone fireplace with a wood-burning stove, along with French doors providing access to the rear garden. A family room located off the hallway is a versatile space, suitable for a variety of uses, with access to a conservatory. The well-equipped kitchen/breakfast room features a range of wall and base units, along with a mixture of integrated and freestanding appliances and solid oak worktops. French doors and a side door providing access to the garden. Completing the ground floor accommodation are a utility room and a cloakroom. Stairs from the hallway lead to the first floor, where you will find four bedrooms. The main bedroom, measuring 15'11" x 15'10", features dual-aspect views and an en-suite shower room. The remaining three bedrooms are all well-proportioned and share a family bathroom.

Outside

The gardens are a real asset to the property. To the front, there is a lawned area with a central gravel pathway leading to the front door. A gravelled driveway to the side of the property provides ample off-road parking for several vehicles. The property also benefits from an EV charging point. The rear garden boasts a lawn with mature shrub borders and offers access to the garage.

Location

The charming village of Haresfield offers local amenities including a village school with good Ofsted rating, a church, and a public house. Nestled beneath the Cotswold escarpment in an Area of Outstanding Natural Beauty, it provides opportunities for scenic walks and panoramic views from Haresfield Beacon, one of the high points of the Cotswold Hills. For shopping and further schooling, Stonehouse is just three miles away, while more extensive recreational, educational, and shopping facilities can be found in Stroud and Gloucester.

Directions

Please enter the following postcode into your sat nav system: GL10 3ES. Upon entering the village, drive past the school on your left-hand side. Continue along the lane for approximately 800 metres, then turn left. The property can be found on your left-hand side, indicated by a "For Sale" sign.

Property information

The property is freehold. Mains electricity, oil central heating, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker, and the broadband services available include standard, superfast, and ultra-fast broadband. You are likely to have service from the main providers: EE, Three, O2, and Vodafone.

Local Authority

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

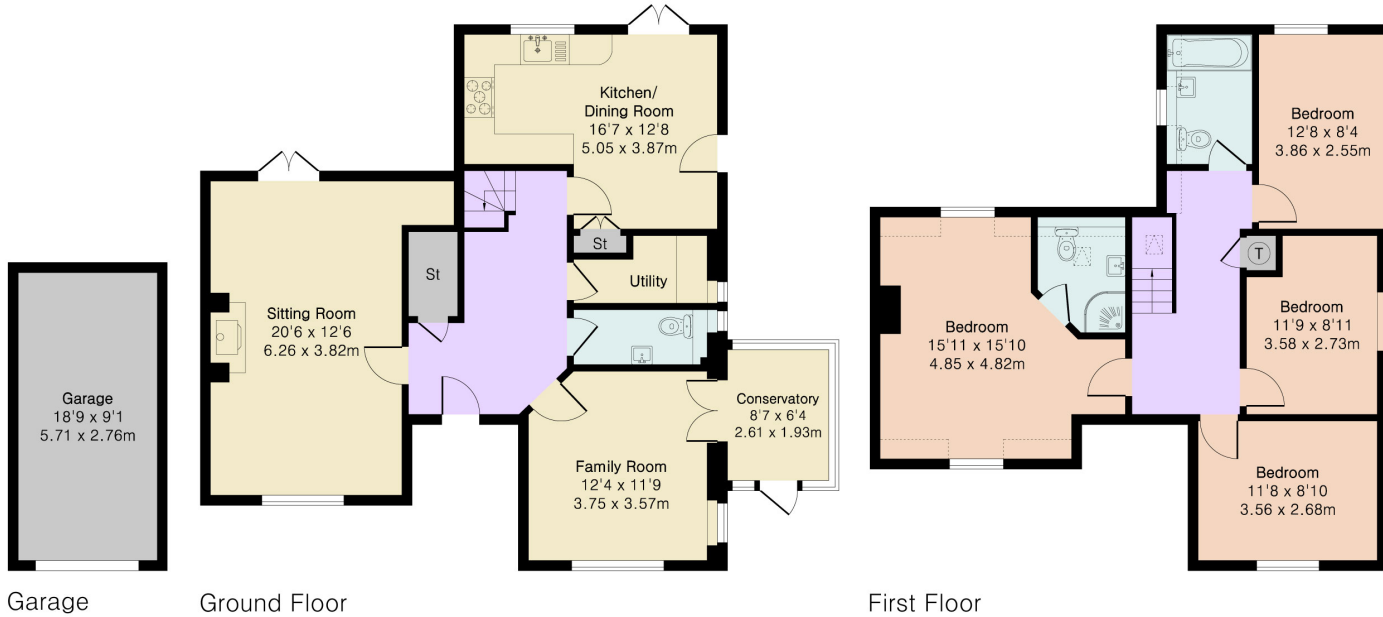


**Approximate Gross Internal Area 1649 sq ft - 153 sq m
(Excluding Garage)**

Ground Floor Area 902 sq ft – 84 sq m

First Floor Area 747 sq ft – 69 sq m

Garage Area 170 sq ft – 16 sq m



Garage

Ground Floor

First Floor

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

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.