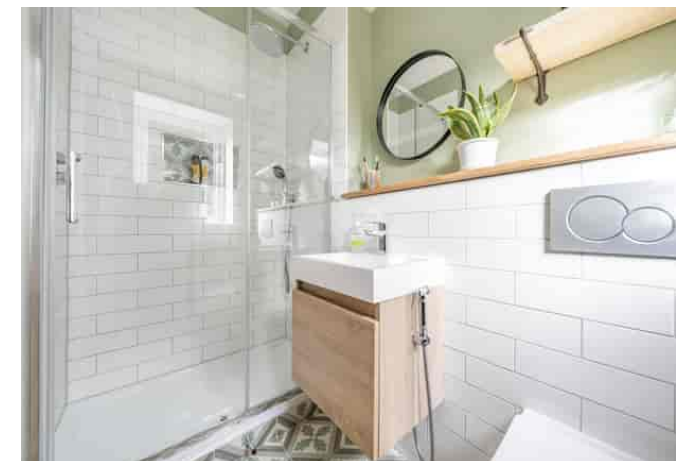




2 Pearcroft Gardens, Stonehouse, Gloucestershire, GL10 2JU  
£339,950

**PETER JOY**  
Sales & Lettings



## 2 Pearcroft Gardens, Stonehouse, Gloucestershire, GL10 2JU

A light, airy semi detached red brick character home with large windows and high ceilings in a great location for the shops and amenities of Stonehouse with two double bedrooms, a garage and parking, a long garden and a remarkably high standard of finish throughout internally.

ENTRANCE HALL, SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN/DINING ROOM, UTILITY ROOM, TWO DOUBLE BEDROOMS, DETACHED GARAGE, PARKING AND LONG REAR GARDEN.

Viewing by appointment only

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

t: 01453 766333

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



### Description

2 Pearcroft Gardens is a beautifully presented house in a great position at the entrance to sought after Pearcroft Road, Stonehouse. This location allows for easy level access to the shops, amenities and train station of the town, with country walks just up the lane. The property is built using traditional methods from red brick under a pitched roof, and was apparently once part of a larger house, which explains the generous room sizes and pervading sense of space. The current owner bought the property some five years ago, and has completely transformed the house in that time.

This is a stylish, well considered home, with real attention to detail to the fit and finish throughout. A good entrance hall greets you, with a sitting room with a fireplace with wood burning stove to the left, at the front of the house. This is our first taste of the high ceilings and large windows that are found throughout the property. A kitchen/dining room is to the right of the hall, with plenty of space to cook, eat and relax here. The eye is drawn here to clever design touches and a remarkably high standard of finish, from the expertly fitted Baltic Ply kitchen, inspired by the ultra trendy Wood & Wire kitchen company, to the change in floor finish between the kitchen and dining areas. There's a utility room beyond this, and a shower room with contemporary fittings at the back of the property. A staircase with storage underneath leads up from the hall to the first floor, with a landing, bathroom with separate shower cubicle and two double bedrooms on this level. You're immediately aware of amount of light and sense of space when you walk into either of these bedrooms. It's an experience that's usually reserved for larger, more expensive properties, and something that's bound to appeal to prospective buyers.

### Outside

The property benefits from parking, a detached garage and long rear garden. The garage is to the side of the house, with an up and over door and personal door. The parking is to the front of this, with a gated side access that leads to the back garden. There is a level area immediately by the house, with steps up to a long garden with a shed.

### Location

Stonehouse has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. Turn off the Horsetrough roundabout into Bath Road, towards the town centre, and then turn right into Pearcroft Road. The property can be found immediately on the left.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax

Band - C

### Local Authority

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



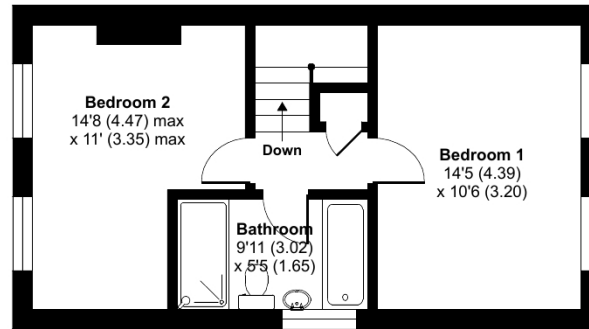
# Pearcroft Road, Stonehouse, GL10

Approximate Area = 918 sq ft / 85.3 sq m

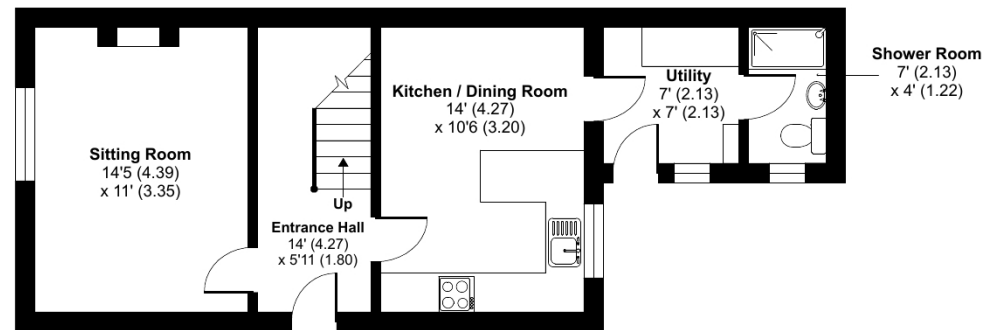
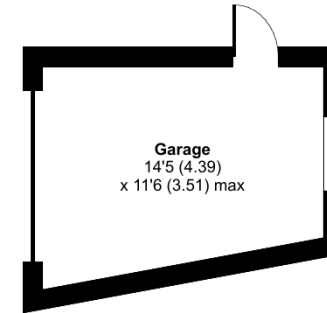
Garage = 147 sq ft / 13.6 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



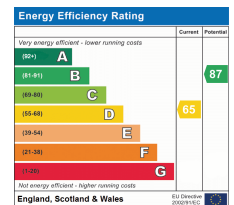
FIRST FLOOR



GROUND FLOOR



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: 1091489



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.