



St Loy Cottage, Grove Lane, Westend, Stonehouse, Gloucestershire, GL10 3SL  
£350,000





## St Loy Cottage, Grove Lane, Westend, Stonehouse, Gloucestershire, GL10 3SL

A delightful redbrick semi-detached home set in a peaceful location. Brimming with character, the property offers two generously sized bedrooms, a cosy sitting room, a study, a dining room, and a well-appointed kitchen. Additional benefits include ample off-road parking, a garage, and beautifully maintained level garden.

ENTRANCE PORCH/CONSERVATORY, SITTING ROOM, STUDY DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, CHARACTERFUL FEATURES, AMPLE PARKING, GARAGING, MATURE REAR GARDEN, QUIET SETTING.

Viewing by appointment only

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

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### Description

A charming red brick period home nestled in the peaceful hamlet of Westend, St. Loys Cottage has been lovingly maintained over the past 20 years. The owners have preserved much of its beautiful character while tending to its mature, well-manicured garden. Approached via a gravel driveway with ample parking, the property welcomes you through a distinctive green door into a bright conservatory/porch area. The entrance opens into a cosy sitting room, featuring an open fireplace and a bay window overlooking the front aspect. An arched doorway leads to the study, offering a quiet space. As shown on the floor plan, the dining room is located off the sitting room, providing a natural flow into the kitchen. The kitchen is fitted with a range of wall and base units and accommodates a selection of free-standing appliances. A breakfast area adjoins the kitchen, with a door leading directly to the rear garden. A staircase from the sitting room ascends to the first floor, where the generously sized main bedroom showcases an abundance of character, built-in wardrobes, and an en-suite shower room. The second bedroom is also well-proportioned, offering views of the rear garden along with built-in storage. A family bathroom completes this level.

### Outside

The outdoor space is a true highlight of this property. The vendors were passionate gardeners, have lovingly planted and maintained the grounds over the years. At the front, a gravel driveway offers ample parking and access to the garage, while the garden is bordered by mature shrubs, providing privacy. The rear garden is a beautifully landscaped and thoughtfully planted, it features a well-maintained lawn, a pond, a dedicated seating area, and additional storage.

### Location

Westend is a small hamlet on the outskirts of Stonehouse, Eastington, and the M5. It offers a peaceful rural village setting while benefiting from excellent transport links to major towns and cities in the region. Stonehouse provides a range of amenities, including a Post Office, supermarket, primary and secondary schools, and several pubs. Wycliffe College and Wycliffe Junior School are private institutions catering to students of all ages. Eastington features village shops, pubs, and a primary school. Stroud, one of Gloucestershire's most popular market towns, lies at the meeting point of five valleys within the picturesque Cotswolds. It combines a rich industrial heritage with modern amenities, including a lively street market. The M5 is just a mile away, offering easy access to Bristol in around 20 minutes. Direct trains from Stonehouse and Stroud to London Paddington take approximately 90 minutes.

### 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, at the next roundabout take the third exit into in to Great Oldbury Drive. Turn left in to Grove Lane continue on grove lane passing the traffic calming. Follow the road round and the property can be located on the left noted by a for sale sign.

### Services

The property is freehold. Gas central heating, mains electricity and water. Private drainage system (septic tank) shared with the next-door neighbour. 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, and you should have good voice calling and data service from the main mobile providers, although service may be limited inside the house.

### Agents Note:

Planning permission has been granted for the Forest Green Rovers stadium and leisure complex in close proximity to the cottage. Please ask a team member for further details and plans.

### Local Authority

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





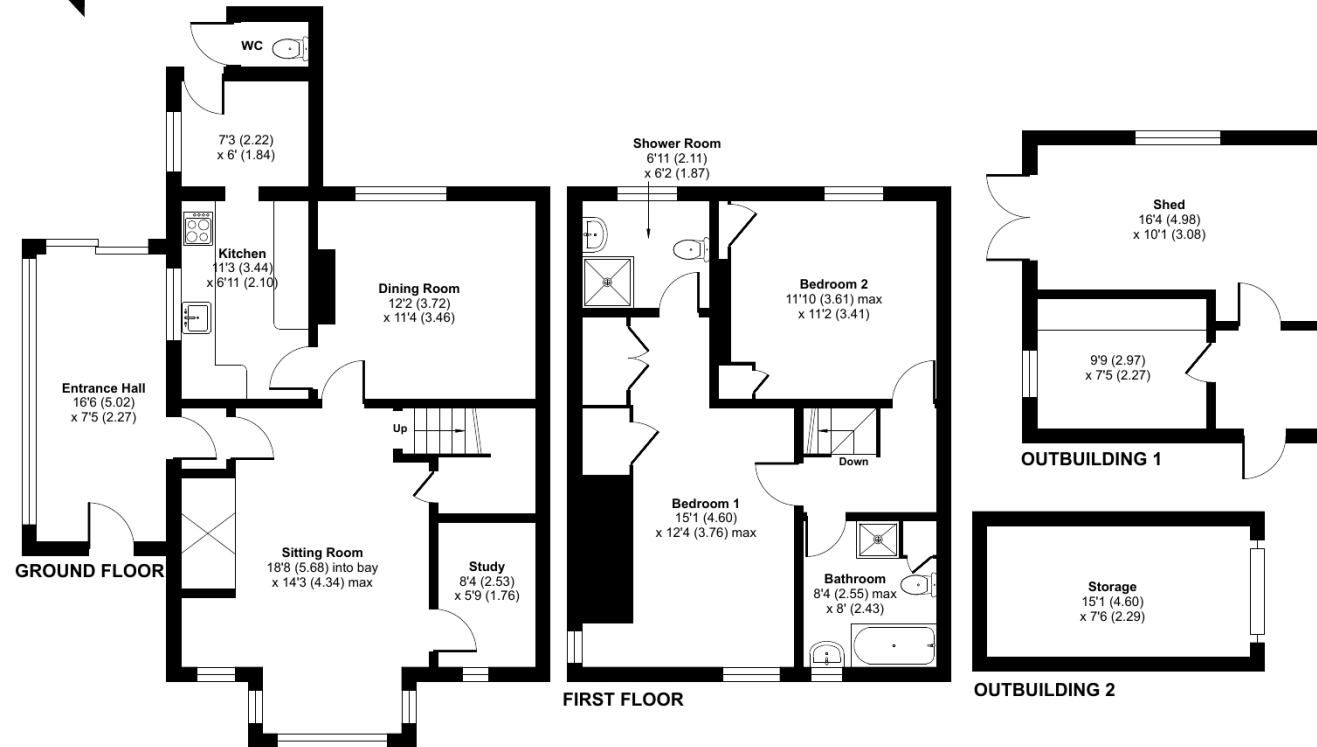
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Approximate Area = 1302 sq ft / 120.9 sq m

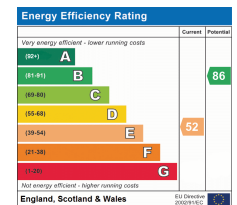
Outbuilding = 386 sq ft / 35.8 sq m

Total = 1688 sq ft / 156.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Peter Joy Estate Agents. REF: 1251781



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.