



37 Charles Almond Close, Great Oldbury, Stonehouse, Gloucestershire, GL10 3FH  
Guide Price £490,000

**PETER JOY**  
Sales & Lettings



## 37 Charles Almond Close, Great Oldbury, Stonehouse, Gloucestershire, GL10 3FH

A beautifully presented, four bedroom detached executive family home, situated in a small quiet cul-de-sac on the edge of popular Great Oldbury, close to the village of Eastington and nearby Stonehouse. The south facing garden has been landscaped, whilst the interior has been upgraded to a high standard throughout, and offers buyers a chance to purchase a fabulous home chain free.

ENTRANCE HALL, WC, CLOAKS CUPBOARD, SITTING ROOM, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, FOUR BEDROOMS, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, REAR GARDEN, DRIVEWAY PARKING FOR THREE CARS, GARAGE.

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

A brilliant example of an executive style, four bedroom, detached modern house situated in a quiet residential cul-de-sac on the outskirts of the Great Oldbury estate. This location is near Stonehouse town and benefits from a primary school, nearby walks and a convenience store whilst allowing for easy access to the shops and amenities of Gloucester, Bristol and Cheltenham. Constructed using traditional methods under a pitched tile roof, the well-proportioned accommodation is arranged over two floors. Since the property was purchased by the current vendors, it has been the subject of extensive upgrading internally and externally including to the flooring, kitchen, en-suite and bathroom.

On the ground floor, the house comprises an entrance hallway with downstairs w/c, cloaks cupboard, panelling and tiled flooring that runs through to the kitchen/dining/family room which also benefits from an array of integrated appliances, a feature side bay with windows and French doors leading to the garden, and bringing lots of natural light in to this well proportioned room. A utility room giving access to the driveway and garage, and a large dual aspect sitting room with bay window. On the first floor is a bright and open landing with airing cupboard, and loft access, a family bathroom with shower over the bath, master bedroom with en-suite shower room and dual aspect windows, two double bedrooms and a good-size single bedroom with cupboard over the stairs - currently styled as a dressing room. Further benefits include gas central heating, double glazing and being offered to the market chain free.



### Outside

The property has tandem driveway parking for three cars and a garage which can be found to the rear of the property. The good-size side/rear garden is south facing and benefits from recent landscaping, which has now created a patio seating area, heightened boundary wall giving increased privacy, a level lawn, stone chipped area, eye-catching lighting and upgraded security to complement the interior. To the front there are fenced and hedged boundaries with gravel and planted beds, footpath leading to the front door.

### Location

Great Oldbury is a new development a few miles West of Stroud, on the outskirts of Stonehouse. There is a newly built primary school here, and the shops and amenities of Stonehouse are within easy reach, including a train station with a direct London (Paddington) service and the well regarded Wycliffe private school. Junction 13 of the M5 motorway is approximately 2 miles away, and there are a wider range of shops at nearby Stroud and, further on, Gloucester and Cheltenham.

### 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 and first right in to Charles Almond Close where number 37 will be found on the right hand side identified by our for sale board.

### Tenure

Freehold. We are informed by the vendor that there are no current management charges.

### Services

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

### Council Tax

Band = E

### Local Authority

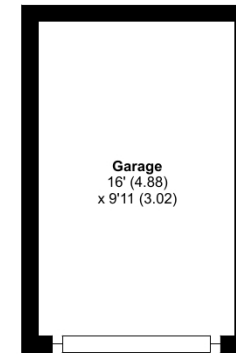
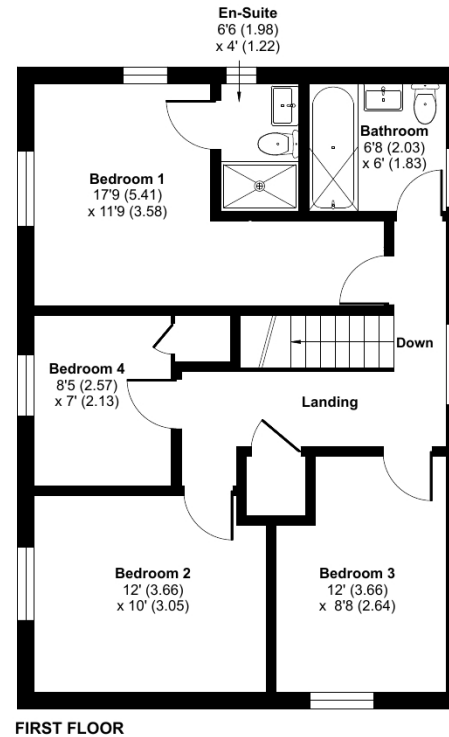
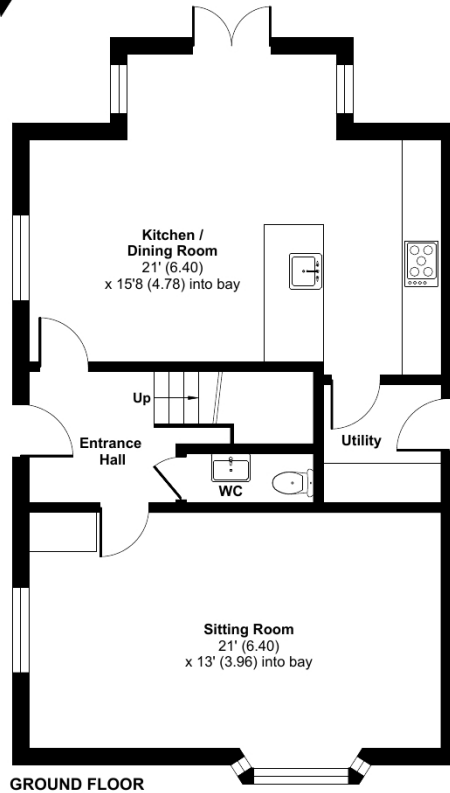
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



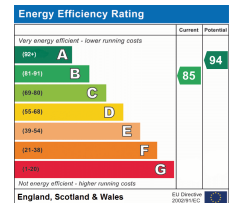
# Charles Almond Close, Great Oldbury, Stonehouse, GL10

Approximate Area = 1354 sq ft / 125.7 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1514 sq ft / 140.5 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: 1097960



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.