



Cedarbank, Verney Road, Stonehouse, Gloucestershire, GL10 2QD  
Guide Price £580,000

**PETER JOY**  
Sales & Lettings



## Cedarbank, Verney Road, Stonehouse, Gloucestershire, GL10 2QD

A well presented modern executive detached family house, tucked away off road on a private shared driveway, within easy reach of both Stonehouse High Street and the train station. Offering four double bedrooms, en-suite shower room to the master bedroom, and family bathroom. Large lounge, hallway, wc, home office/study, large kitchen and dining room, with separate utility room (which gives internal access to the tandem garage). Further benefits include underfloor heating downstairs, gas central heating and double glazing throughout.

ENTRANCE HALL, STUDY/HOME OFFICE, SITTING ROOM, WC, KITCHEN/DINING ROOM, UTILITY ROOM, 4 DOUBLE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, LOFT STORAGE, ENCLOSED REAR GARDEN, DRIVEWAY PARKING, TANDEM GARAGE, UNDERFLOOR HEATING, GAS CENTRAL HEATING, DOUBLE GLAZING.

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 well presented, modern, four bedroom detached family home, situated a short walk from the high street in Stonehouse. Stonehouse has a busy high street with numerous facilities including a train station, dentist, doctor's surgery as well as various shops, pubs and eateries. This location also allows for easy access to the shops and amenities of Stroud as well as Gloucester, Cheltenham and Bristol via the M5. Constructed using traditional methods under a pitched tile roof, the well-proportioned accommodation is arranged over two floors. On the ground floor, the property briefly comprises an entrance hallway, study/home office, sitting room to the front with feature lighting, downstairs w/c, a good sized kitchen/dining/family room with doors leading to the rear garden, a utility room with personal door to the double length garage. On the first floor is a landing, master bedroom with en-suite shower room, a double second bedroom with built in wardrobes, and bedrooms three and four also being good sized double rooms. There is a family bathroom, airing cupboard and loft access offering a good amount of storage. Zoned underfloor heating runs throughout the ground floor with the rest of the house warmed by gas central heating.

### Outside

The driveway parking and paved access can be found to the front of the property. The enclosed rear garden enjoys a patio area straight off of the dining/family area, with steps up to a lawned area with fenced boundaries, gated side access and rear door to garage. The garage is almost double length and has electric roller door access to the front.



### Location

Stonehouse is a friendly little town with a big heart and a proud community spirit. It is a great place to live, primary and secondary schools, has a direct railway line to London and is located 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 supermarket, 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. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The renovated historic Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of the beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. Stroud – sometimes referred to as 'Notting Hill with Wellies' and 'Covent Garden in the Cotswolds' – is approximately 2 miles away and boasts an award-winning weekly farmers market, a thriving arts scene, independent shops, cafes, and restaurants, five supermarkets - including Waitrose, Boy's and Girl's grammar schools, and a hospital.

### Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse and the M5. Take the second exit at the Horsetrough roundabout into Stonehouse centre. Continue into the town and take the fifth turning on the right into Queens Road. Follow this around, and under the railway bridge, turn left into Verney Road carry on until almost at the top of the road, where the driveway leading to Cedar Bank and it's neighbouring property can be found on the lefthand side.

### Tenure

Freehold

### Services

We are informed by the vendor that all mains services are connected to the property

### Council Tax

Band = D

### Local Authority

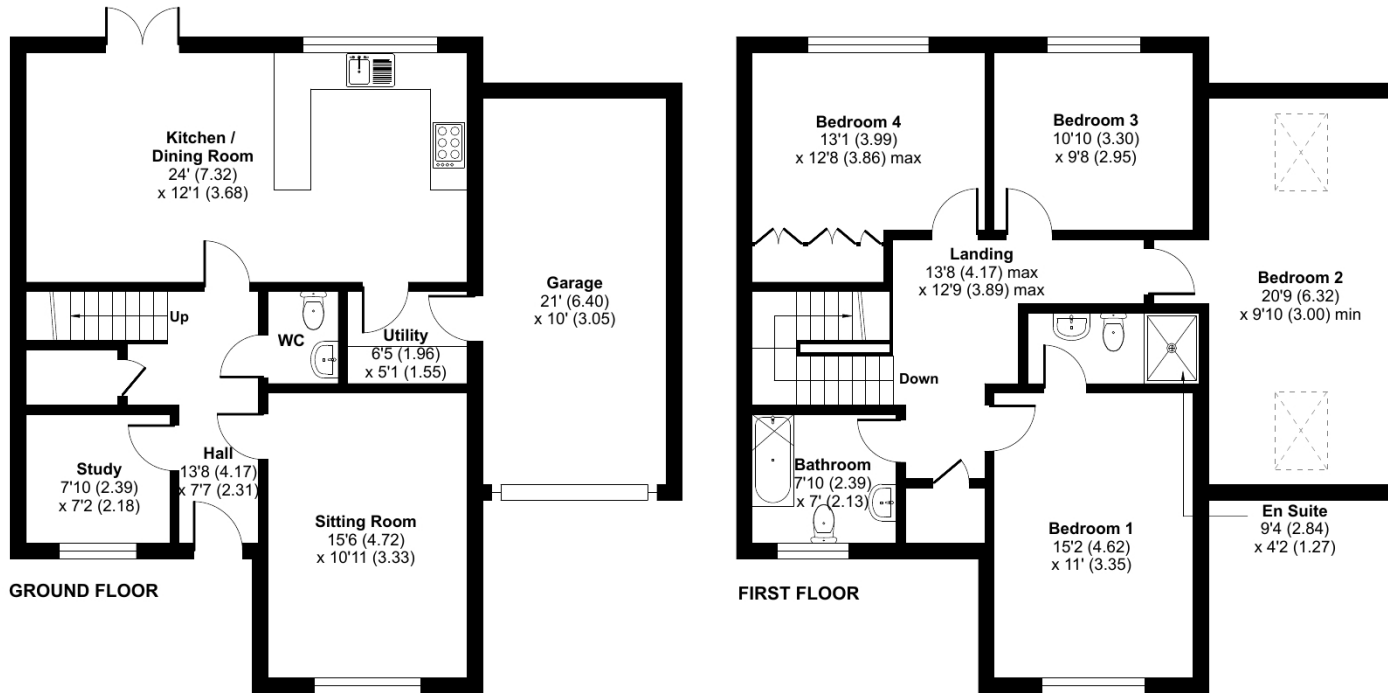
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



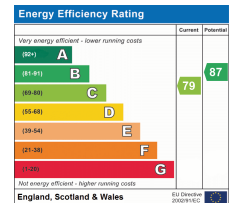
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Approximate Area = 1666 sq ft / 154.7 sq m  
 Garage = 210 sq ft / 19.5 sq m  
 Total = 1876 sq ft / 174.2 sq m

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: 1084189



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.