



3 Court Farm Mews, Bristol Road, Stonehouse, Gloucestershire, GL10 3RA
Guide Price £500,000

PETER JOY
Sales & Lettings



3 Court Farm Mews, Bristol Road, Stonehouse, Gloucestershire, GL10 3RA

A charming period conversion set in a tranquil location overlooking the canal pond. This characterful home features four generously sized bedrooms, spacious level garden, a garage and allocated parking. This period home is offered to the market chain-free.

ENTRANCE, KITCHEN/BREAKFAST ROOM, OPENPLAN DINING ROOM/SITTING ROOM WITH FRENCH DOORS TO THE GARDEN, DOWNSTAIRS BEDROOMS WITH EN-SUITE, THREE FURTHER BEDROOMS ON THE FIRST FLOOR, FAMILY BATHROOM, GOOD SIZED LEVEL GARDEN OVERLOOKS THE CANAL POND, GARAGE, ALLOCATED PARKING

Viewing by appointment only

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

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Description

Situated in a peaceful setting with views over the canal pond lies this charming four-bedroom home offering a wealth of character and easy access to scenic canal-side walks. Approached via a wooden gate with a patio pathway leading to the front door, you enter into a bright and airy kitchen/breakfast room. The kitchen is equipped with a range of wall and base units, freestanding appliances, and built-in storage. The kitchen opens into the spacious, open-plan dining and sitting room, a standout feature of the home. The sitting room is complemented by French doors leading to the garden. Off the dining room/sitting room is a generously sized double bedroom with built-in wardrobes and an en-suite shower room. Stairs from the dining room leads to the first floor, where you'll find three more well-proportioned bedrooms, two of which overlook the front aspect. A family bathroom is also located on this floor.

Outside

The level garden offers a lovely tranquil setting overlooking the canal pond. The garden is enclosed by a post and rail fence. The remaining garden is laid to lawn with mature borders and a raised patio perfect for alfresco dining. The property further boasts allocated parking and garaging.

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 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. Take the first exit at the Horsetrough roundabout and proceed past Wycliffe school on your right hand side. Go through the lights and over the mini roundabout and shortly after passing Stonehouse Court hotel on your left and the turning for Court View on your right is the left hand turning into the private road. Shortly after turning onto the private road, continue following the road to the right, which leads to the garage and parking area. Park in a visitor's spot and follow the gravel track around to the property.

Services

The property is leasehold 999 years from 1/01/1985. Court Farm Mews Management Company – An annual service charge of £420 including ground rent per annum. Gas heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

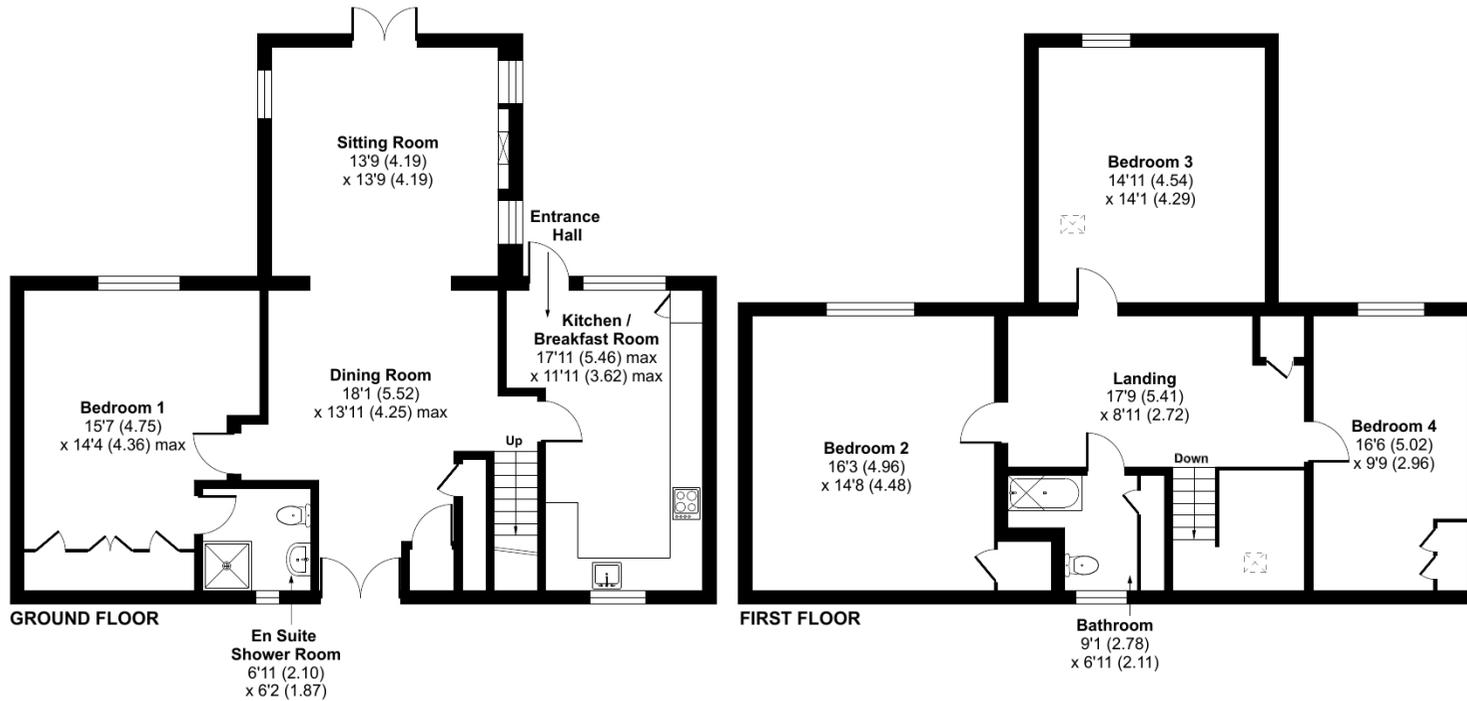
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



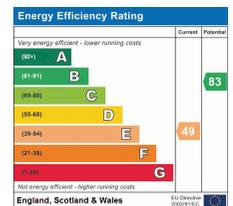
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Approximate Area = 1883 sq ft / 174.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Peter Joy Estate Agents. REF: 1252490



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.