



63 Bath Road, Eastington, Stonehouse, Gloucestershire, GL10 3AY
£495,000

PETER JOY
Sales & Lettings



63 Bath Road, Eastington, Stonehouse, Gloucestershire, GL10 3AY

An extended 1930's semi detached house on the very edge of popular Eastington, surrounded by countryside, with light, spacious ground floor accommodation, three bedrooms, parking, a long rear garden and a detached studio/home office outbuilding

ENTRANCE HALL, UTILITY ROOM/W.C, 16' SITTING ROOM WITH TWO SETS OF GLAZED DOORS TO THE GARDEN, CONNECTING KITCHEN AND DINING ROOM, THREE BEDROOMS, BATHROOM, STUDIO/OFFICE OUTBUILDING WITH SHOWER ROOM AND STORE ROOM, PARKING FOR AT LEAST FOUR CARS AND A LONG REAR GARDEN

Viewing by appointment only

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

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Description

63 Bath Road is a handsome 1930's semi detached house on the outskirts of the popular village of Eastington. This popular location is very much part of the good local community, with the farm shop next door, a good pub and primary school down the road and country walks on the doorstep. The property is built using traditional methods under a tiled roof and has been extended in the recent past, with light, airy accommodation arranged over two floors.

A long entrance hall greets you, with a useful utility room/W.C. at the end of the hall. You walk through into the dining room, and this connects with the kitchen, making for a 21' kitchen/dining space overall. The kitchen has a bay window at the front with an outlook over the fields opposite and bespoke hand made cabinets. The sitting room is at the rear of the house. This spacious room measures 16' x 15', with a high ceiling and two sets of glazed doors that lead out to the rear. A staircase leads up from the hall to the first floor, with a landing, three bedrooms and a bathroom on this level. The windows in the second and third bedrooms are at the front of the house, and so take in a lovely view over fields and countryside. The property is tastefully decorated and high quality fittings have been used throughout. All in all a super home - viewing highly recommended.

Outside

Outside you'll find parking, a long rear garden and a brilliant detached studio/home office outbuilding. The parking is at the front, with space to park at least four cars. A gravelled path leads past the side of the house to the rear. This can also be accessed from the house - two sets of glazed double doors open from the sitting room, connecting the house and the garden. There is a large paved seating area directly behind the house, and this opens onto a level lawn, that stretches away from the property. The office outbuilding is sited here, and is of particular merit. It is insulated, and has power and light, so is the perfect work from home space. The outbuilding also has underfloor heating, a shower room with W.C and a useful store room.



Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location 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, 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 Stroud water Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth.

Directions

From Stroud take the A419 West away from the town. Continue for several miles, following the signs for the M5. At Westend roundabout (Eastington shell services) take the first left into Spring Hill, signposted Eastington. follow this road and enter the village. Pass the Co-Op on your right and turn left at the War Memorial. Continue, passing the turning for Middle Street on your left. The property can be found some way along on the left, before the farm shop.

Property information

The property is Freehold. Mains gas, electricity and water and drainage are connected. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connection, and you are likely to have good voice and data service from EE and Three, but variable service from O2 and Vodafone.

Local Authority

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



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Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft

Outbuilding = 19.5 sq m / 210 sq ft

Total = 124.2 sq m / 1337 sq ft

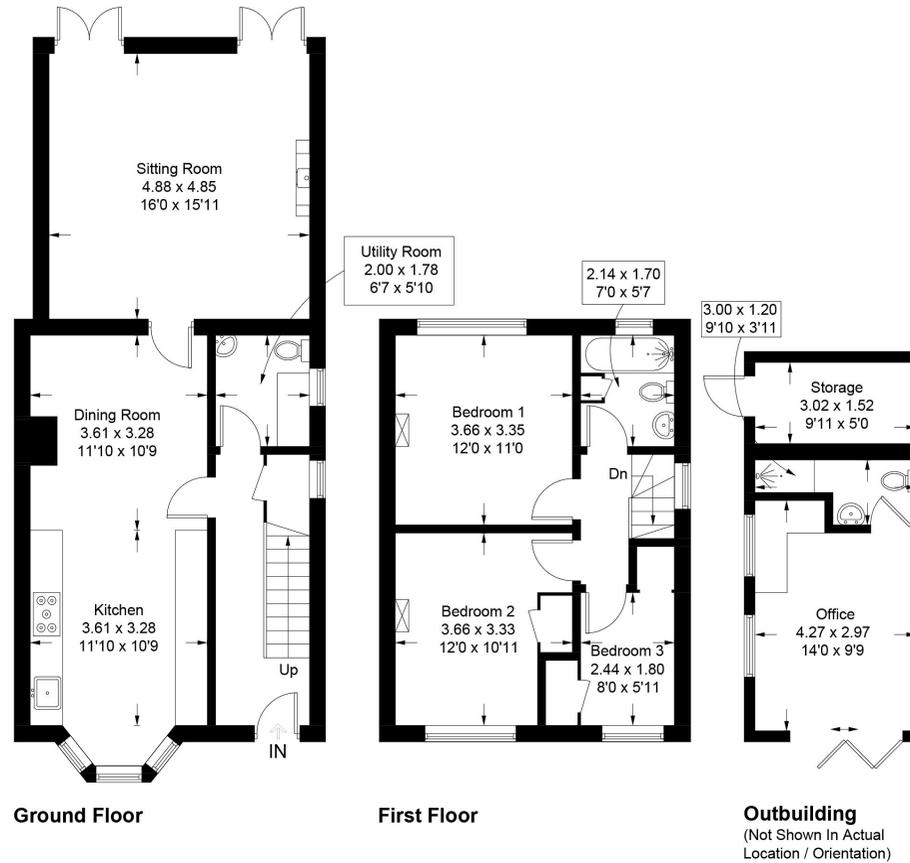


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273550)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
99-100	A		
91-98	B		
82-90	C		
73-81	D	73	81
64-72	E		
55-63	F		
46-54	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.