



7 Ebley Court, Greenaways, Ebley, Gloucestershire, GL5 4FB  
£385,000

**PETER JOY**  
Sales & Lettings



## 7 Ebley Court, Greenaways, Ebley, Gloucestershire, GL5 4FB

A well appointed end of terrace house situated close to the Stroudwater canal on the edge of this popular development with a 14' sitting room, 13' kitchen/breakfast room, a superb principal suite with 17' bedroom, shower room and dressing room/nursery, parking and level gardens to front and rear (Draft details)

ENTRANCE HALL, 14' SITTING ROOM, 13' KITCHEN/BREAKFAST ROOM, PRINCIPAL SUITE WITH 17' BEDROOM, SHOWER ROOM AND DRESSING ROOM/NURSERY, TWO FURTHER BEDROOMS, BATHROOM, PARKING AND LEVEL GARDENS TO THE FRONT AND REAR.

Viewing by appointment only

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

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#### Description

A well appointed three storey house in a cul de sac of just 8 properties on the edge of popular Greenaways, Ebley. This address is adjacent to the Stroudwater canal, and allows for easy access to local shops and amenities, with canal path walks on the door step. The property was built in 2021 by a local developer and has been beautifully kept by the current owner. The accommodation is arranged over three floors and includes a first class bedroom suite at the top of the house. An entrance hall, 14' sitting room, inner hall, cloakroom/W.c, and stylish 13' kitchen/breakfast room with contemporary kitchen fittings, integrated appliances and glazed double doors that open onto the garden. A landing, two bedrooms and a bathroom are on the first floor. The second floor is home to the principal suite - a brilliant 'parent's space' with 17' bedroom, shower room and a dressing room. The latter is a flexible room that could be used as a study or a nursery bedroom for a young child. Tasteful décor complements these spaces and modern build methods ensure an good EPC rating. A comfortable, easy to live in home, and very much one for your viewing list.

#### Outside

The property benefits from parking and level gardens to the front and rear. The parking is at the front of the house, with a blocked paved area with space for two cars. There is a level lawn at the front of the property with a path that leads to the front door. A path also leads around to the side of the property and into the back garden. This level area is level and laid to lawn, with a paved sitting area directly behind the house and a gravelled path to the shed. The garden is enclosed with fencing, and edged with lavender bushes.

#### Location

Amenities locally at The Wharf include a coffee shop and bar, beauty and hair salon, gym and child's play space. These are gathered around a central square, on the lock, with the Stroudwater canal as a backdrop. Walk along the canal path for level access to Stroud. Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning farmers market. There is also a main line railway station with a direct London (Paddington) service. Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within comfortable driving distance.

#### Directions

Leave Stroud via the A419 Cainscross Road and proceed straight over the roundabout towards Stonehouse on the Westward road. Pass the turning for Monkey Puzzle Close on the left and At the traffic lights turn left, into the Ebley Wharf development. Take the next left and left again, and the property is on the right hand side.

#### Property information

The property is freehold, and all mains services are connected to the property. There is a small estate charge that will be payable once the owners are handed the management company by the developer, cost TBC. 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 standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

#### Local Authority

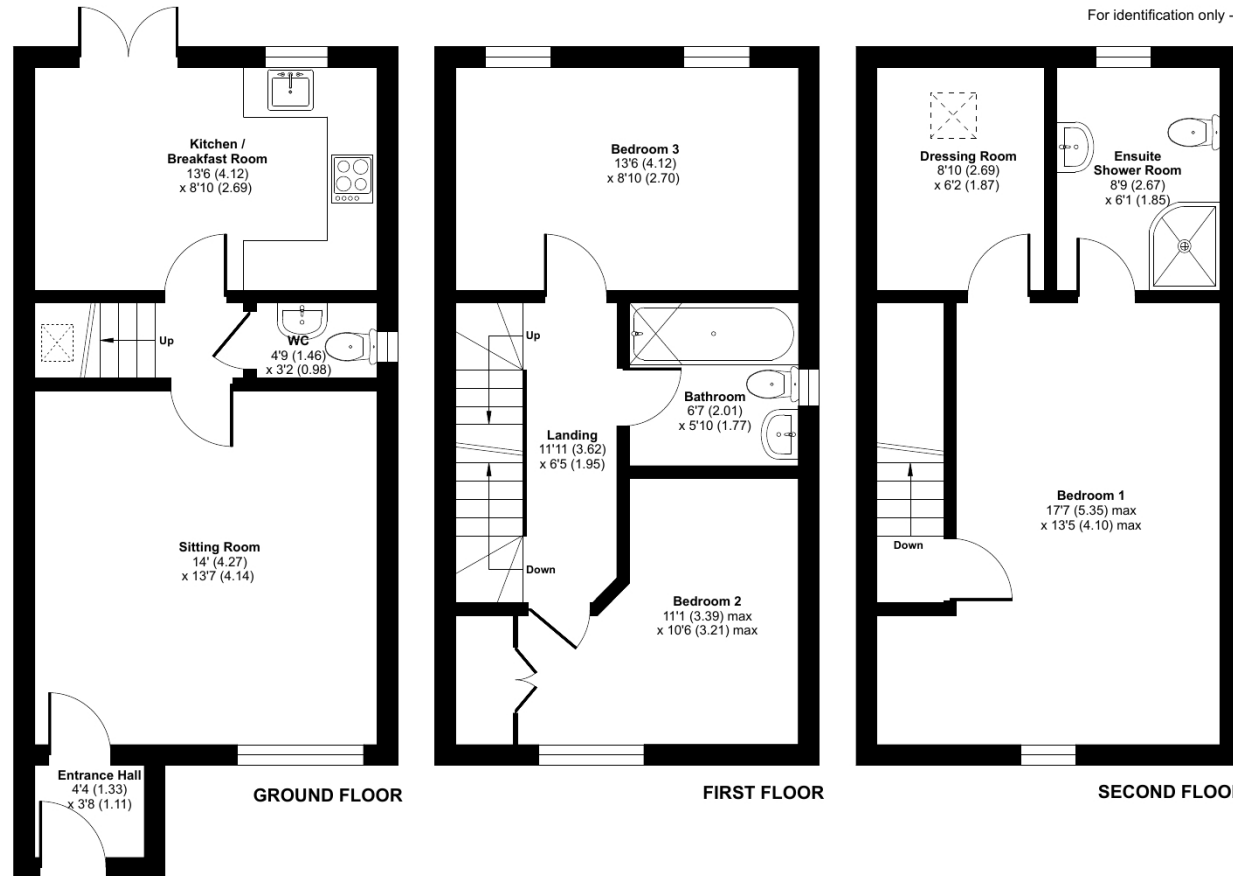
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Ebley Court, Greenaways, Ebley, Stroud, GL5

Approximate Area = 1112 sq ft / 103.3 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: 1235650

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.