



The Coach House, Bath Road
Frocester, Stonehouse, GL10 3TG

Asking Price £535,000

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EXCLUSIVE



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DESCRIPTION

Situated in the picturesque village of Frocester, Hunters are delighted to be able to offer for sale this individual detached two bedroomed home. Set in an idyllic setting this well presented house offers spacious accommodation. The property is finished to a high specification and benefits from double glazing, underfloor heating to the lounge, dining area, kitchen, ground floor bedroom & ensuite bathroom and has an established garden offering a degree of privacy with off road parking and paddock to the rear. The accommodation comprises a good size porch/boot room with storage areas and open plan through living/dining room enjoying a focal wood burning stove and bi-folding doors leading out to a patio area. There are French doors leading to the garden room, enjoying views of the garden as well as the neighbouring Chapel with bi-folding doors opening to the rear garden. The country kitchen is fitted with a comprehensive range of shaker style units & has been well designed with integrated appliances. There is an inner hall leading to a well presented ground floor bedroom with matching built in wardrobes and bathroom comprising separate shower and free standing roll top bath. To the first floor there is a spacious primary bedroom with splendid views, useful wardrobe & eaves storage space all complimented by an open plan ensuite to include a shower, vanity unit & WC. Outside there is a private garden to the side and rear which leads to a paddock with wildlife garden and pond & gravelled driveway offering off road parking.

Frocester is a small Cotswold village with a Parish church and hotel/public house. It is located with larger neighbouring Cotswold villages, Eastington & Leonard Stanley are within close proximity to Stroud and Dursley. The property is surrounded by scenic Severn Vale countryside and enjoys excellent communications to the centres of Bristol, Gloucester & Cheltenham via the M5 motorway and mainline train stations at Stonehouse & Stroud.



DESCRIPTION

ENTRANCE PORCH

Double glazed entry door with glazed panel. Tiled floor, two useful open cupboard areas with lighting. Hardwood stable door giving access into the open plan living dining room area.

OPEN PLAN LOUNGE/DINING ROOM

A light and airy spacious room with engineered wooden flooring and underfloor heating. Having inset ceiling lights, wall lights, under stair storage cupboard and useful built in storage cupboard housing electric meter. Feature 'Clearview Stoves' log burner and BI folding doors leading to the side opening out onto the garden. French doors with double glazed side panels leading to the garden room and stairs leading to the first floor primary bedroom.

GARDEN ROOM

13'5" x 9'6" max

With glazed windows, door and glazed apex roof. Having tiled flooring, radiator and wall light.

KITCHEN

10'10" x 7'10" max

A country style shaker kitchen with a range of wall, base, drawers and cupboards with inset larder, plate rack and granite marble effect worktop surfaces over and up stand. With integrated appliances to include an oven, microwave combination oven, induction hob and fridge freezer. The kitchen has engineered wooden flooring, underfloor heating and double glazed windows with deep oak sill.

GROUND FLOOR BEDROOM

11'5" x 9'11" max

Via inner hall with a few steps down to the bedroom area with engineered wooden flooring, underfloor heating, electric radiator, double glazed window, Velux window and range of matching built in bedroom furniture with hanging rail and shelf space.

ENSUITE BATHROOM

With white suite comprising roll top bath, shower cubicle with dual shower head, vanity wash hand basin with vanity light. Ladder electric towel rail, tiled flooring, underfloor heating, part tiled walls with additional decorative tiling and double glazed window with deep wooden sill.

PRIMARY BEDROOM

24'3" x 12'7" max

The primary bedroom is accessed via a staircase leading from the living room area. With built in wardrobe with hanging rail and shelves and additional eaves storage space.

OPEN PLAN ENSUITE SHOWER AREA

With WC, vanity wash hand basin and Velux window.

OUTSIDE GARDENS

The property has a gated driveway access from Peters Street and gravelled driveway leading to the paddock and the rear of the property offering ample off road parking.

To the front of the property there is a pedestrian gated access leading to enclosed gardens to the front and side. The rear garden offers a high

degree of privacy and have been laid with artificial turf for low maintenance. The gardens have been well landscaped and centred around an established Cedar tree to include seating areas ideal for outside dining. There are also lawns and an abundance of flower and shrub borders and small feature pond. There is also outside lighting, an outside tap, log store, wooden storage shed, additional pedestrian gate to the side and pathway to the rear with pedestrian gate giving access to the rear driveway parking and paddock.

ADJACENT PADDOCK

The sellers advise the paddock is approximately one acre offering a natural wild life garden area with pond.

The paddock is enclosed with a sunny aspect and adjacent gravelled driveway offering ample off road parking.

There is also a water supply from the coach house.





Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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