



Churchend, Stonehouse, Gloucestershire, GL10 3SB

Asking Price £325,000

HUNTERS[®]
EXCLUSIVE



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Hunters Stroud are delighted to offer this grade II listed and very pretty cottage which is offered to the market with no chain. The property briefly comprises a sitting room with open fire, a second reception room which could be used as a study or separate dining room. To the rear is a large kitchen dining room which gives access to the utility room and shower room/cloakroom. There are 2 staircases leading to the first floor, one leads from the sitting room to the master bedroom with ensuite, the other leads from the utility room to the second bedroom. Both of the bedrooms interconnect via a low level door and opening. Parking is on street, viewings by appointment only.





Amenities

Eastington benefits from a thriving village Co-operative store, primary school, two public houses, a butcher, 2 hair salons and the village hall. Eastington is easily accessible to junction 13 M5 and Stonehouse which has comprehensive shopping and leisure amenities as well as a main line railway link to London Paddington, Cheltenham and Gloucester. Meanwhile a good range of educational needs are satisfied with secondary education available in nearby Stonehouse. The Marling Grammar School for boys and the Stroud High School for girls are both found in Stroud while Wycliffe College offers private education and is found in Stonehouse.

Directions

From the M5 junction 13 take the Stroud exit and proceed along this road until you come to the roundabout. Take the right (3rd) turning into Spring Hill turn left into Millend Lane. Continue along this road forking left at the green with the 2 cottages facing you. Carry on down to almost the very end where the cottage will be found along on the left.

Sitting Room

16'7" > 13'8" x 13'8" > 12'0"

Exposed wooden floorboards, open fire with cast iron grate to chimney breast, latch window with deep sill, smaller fixed window with deep sill, wood and glass door to front, double radiator, alcove cupboards, display recess, door with staircase leading to the first floor master bedroom. Latch door to kitchen dining room, door to second reception room.



Reception 2/Dining Room

16'8" x 8'8"

Double radiator, ceiling beam latch window with deep sill.

Kitchen Dining Room

16'7" x 15'8"

A bespoke range of fitted base units with wooden worktops over. Electric hob, provision for an electric cooker, brick and wood feature wall, Belfast sink, latch door to the utility room.

Utility Room

13'7" x 8'1" > 5'6"

Tiled floor, half glazed rear door, stainless steel sink to base unit, floor mounted oil fired boiler. Recess with plumbing for washing machine and small cupboard over, space for other appliances, latch door to shower room, staircase with door to bedroom 2 with feature wood and brick wall over.

Shower Room/WC

Comprising a shower cubicle, wash basin with tiled splash packing, WC, radiator, tiled floor, extractor and light.

Master Bedroom

14'5" > 11'6" x 13'5"

Via a staircase from the sitting room. Built in wardrobes with hanging rails and shelves, exposed ceiling timbers, double radiator, latch window to the front, door to en suite. Low door and doorway into bedroom two.



En-Suite Bathroom

6'8" x 5'9"

Comprising a panelled bath, WC, pedestal wash basin, corner shelf unit, double radiator, roof window, ceiling beam.

Bedroom 2

15'5" x 7'9"

Built-in storage wardrobe/cupboards, beam with display area over, double radiator, latch window to rear with secondary glazed panel, some exposed timbers, low door and opening into the master bedroom. Access to loft.

Outside

Front Garden

A pretty garden laid to lawn with pathway to open porch. Oil tank to corner, roses and other shrubs and plants are incorporated.

Rear Path

There is a narrow path at the rear which the neighbouring cottage has a right of way over.

Tenure & Services

Freehold. Oil Central Heating. Mains Electricity and Water. A shared septic tank serves the 4 properties.



Council Tax Band

Band C

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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GROUND FLOOR

4 Churchend
Eastington
GL10



FIRST FLOOR

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com



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