



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



THE WHARF , STONEHOUSE, GL10 3SQ

£595,000

The Property

The Wharf is a very deceptive detached family home located on the edge of Eastington village. Set in wonderful private gardens with delightful outlook. Wrought iron gates lead onto the driveway with a wealth of parking up to a detached double garage.

The property has been enjoyed by the current family for 20 years and is offered to the market with NO ONWARD CHAIN

A pathway from the drive leads up to an open porch adding to the charm of this house, wonderful climbing roses surround the entrance.

Internally leading into entrance hall with stairs to the first floor, under stairs storage cupboard. Doors lead to two receptions and fitted kitchen.

A good-sized dining room with windows to the front and side. A lovely family sitting room with patio doors leading into a spacious conservatory along with garden views. Central fireplace with exposed log burner inset, to each side of the fireplace cupboards and shelving.

A large conservatory all double glazed with UV reflective glass to the roof, inset velux that opens remotely. French doors to the side give access to the grounds. Tiled flooring throughout with wonderful views, perfect relaxing space to sit and enjoy your morning coffee whilst surveying the garden.

Fitted kitchen, window overlooking the rear garden and door to utility room. A range of base and wall mounted cabinets in solid wood, complimented by neutral worktops. Having a selection of integral appliances to include: double electric oven, gas hob with extractor, dishwasher and fridge. Utility room with window to the side and door to the rear garden and cloakroom. Worktop with sink inset, a range of base units with space for washing machine and tumble drier. Also housing wall mounted gas boiler. Downstairs cloakroom located to provide an ease of access when in the garden.

To the first floor doors lead to all bedrooms and family bathroom, loft access and airing cupboard. A velux window to the front.

Master bedroom suite with two windows to the side that provide wonderful views of the garden, canal and beyond. Door to en-suite, a range of built in wardrobes, a wealth of space for freestanding furniture. Completed by an en suite with shower room,

Bedroom two a good-sized double bedroom with built in wardrobes and window to the front aspect. Bedroom three also a double room with window to the rear overlooking the canal and open fields. Completed by a four-piece family bathroom.

A great proportioned family home, in a private setting surrounded by grounds. Scope to extend the main house or create a self-contained granny annexe to the garage (subject to planning permission being obtained).





Outside

Grounds

The grounds surround the property, from the private gated driveway a wealth of parking leads up to a detached double garage. The garage has two roller doors to the front, side door provides access. Internally a WC and hand wash basin, electric along with internal stairs to a first floor space. To the first floor although restricted head height could be a great hobby room or home office with window to the rear. The garage offers space to create a self contained annex subject to planning permission being obtained. A lovely lawned area to the side of the garage. Steps to the rear lead down to the canal.

The gardens surround the property with a wealth of mature trees and shrubs and so private, a formal lawn to the side with wonderful areas to sit and relax. A sun terrace with pathway to the front and rear. An arbor at the bottom of the garden perfect for those summer evenings and a further garden laid to lawn with a selection of mature shrubs. To the head of the garden, a mature hedge encloses composting area, perfect space for vegetable garden and houses a wooden shed.

A charming brick built potting shed to the rear with views to the canal behind. It is understood that when the house was first built that this was the coal stop for many boats to fill up with coal.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating D



Location

Eastington is a thriving community, well served by village shops including family owned and managed long established Broomhalls butchers, a post office, a good English pub The Old Badger Inn, with fine dining at Kings Head House. The Eastington Farm Shop, newly featured and ethically minded, has café facilities and supports local farmers' fresh produce and artisan products.

Eastington is highly desirable due to its superb location nestling between rolling Cotswold vistas, winding River Severn and redevelopment of Stroudwater canals. These and the River Frome provide a wealth of nature and historic interest with its many sites and walks to be explored.

Easy travel links. Junction 13 of the M5 is just one mile away. Stonehouse Railway station approx. (3 miles) has direct train links to London (Paddington). Cam railway station approx. (5 miles) has a direct line to Bristol (Parkway).



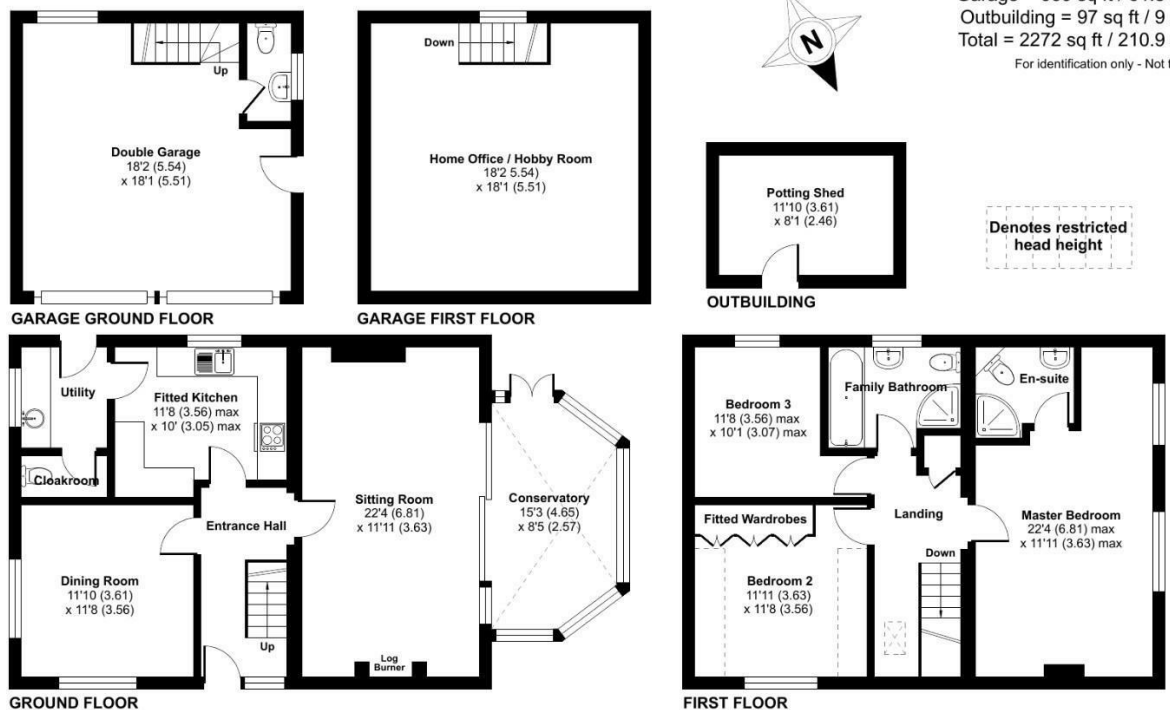
Directions

From Junction 13 of the M5, continue towards the island towards Stonehouse and Stroud the A419. You will see a petrol station on the left, take the 4th exit sign posted Eastington. This road is called Springhill, Take the first turning on the right hand side, to Chipmans Platt where the property is located immediately on left hand side.



The Wharf, Chipmans Platt, Stonehouse, GL10

Approximate Area = 1481 sq ft / 137.5 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 660 sq ft / 61.3 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 2272 sq ft / 210.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1145505

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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