



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



60 COURT VIEW, STONEHOUSE, GL10 3PL

The Property

A stunning detached home on a delightful plot set in a small enclave of Court View. Situated amongst other sizable, detached dwellings fronting an open green on approach with wonderful mature and protected Oak trees.

On approach driveway with parking up to integral double garage. Pathway to front entrance, chippings to the frontage provide and ease of maintenance and enclosed by a mature hedging.

Internally a good-sized entrance hall with stairs leading to the first floor, downstairs cloakroom beautifully presented with modern fittings. Doors lead to reception and kitchen/breakfast room.

A lovely home office/playroom to the front offers great space. Double doors from the hallway lead into a family sitting room with engineered oak flooring, patio doors provide access to a sun terrace and gardens.

A lovely, fitted kitchen breakfast room, the current owners have an eight seater dining table and chairs to give an indication of the great space on offer. A range of wall and base units all in modern design with a wealth of work surface with integral appliances and lovely views to the garden, opening to utility room with a range of base units, door leads to outside with internal door to the garage. A wall mounted boiler installed in the last four years.

From the kitchen a glass door opens into the dining room, perfectly located next to the kitchen and patio doors open to a further sun terrace with garden views. This completes the ground floor.

First floor stairs turn and rise to a nice sized landing with window to the front and doors to five double bedrooms and family bathroom.

Master suite with views to the garden and his n her fitted wardrobes and a lovely modern four-piece en-suite beautifully presented. Guest bedroom also with fitted double wardrobes and modern en-suite shower room also beautifully presented. Three further double bedrooms all having fitted wardrobes. Each room has a wealth of natural light and lovely outlooks. Completed by four-piece family bathroom with modern fittings.

Integral double garage offers a wealth of space for further appliances, electric and lighting, door to the front and internal door leads into the utility room.

The property was built in 2002 by Laing Homes and the owners have lived in the house since new. They have invested in maintaining and modernising the house beautifully throughout. You can see from walking around the home it is a loved and exceptionally well presented, complimented by landscaped gardens designed to create an ease of maintenance.





Outside

The rear garden is all enclosed with side access to the front and access into the utility room. The sitting and dining room have patio doors opening onto a paved sun terrace with a central border all laid to Cotswold chippings for ease of maintenance.

This opens to a lawned garden with a raised border to one corner providing a range of shrubs and trees. To the other corner a lovely raised sun terrace. Perfect for those summer gatherings and a lovely sun trap. Surrounded by chipping border perfect to display those plant pots.

The owners wanted to create a garden that provides an ease of maintenance, allowing plenty of time for all the family to enjoy.



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 C



Location

Court View sits a short distance from Stonehouse conveniently located with all amenities including a range of independent shops, local family butchers, supermarket, fast-food outlets, restaurants and all health services. The property is very convenient to beautiful canal and woodland walks just minutes away.

It also offers a good selection of schools including private schools, primary and secondary schools' and access to grammar schools in Stroud just 10 minutes away.

The property is located with easy access to the M5 Motorway giving access to Bristol, Cheltenham and Birmingham. The location also makes for easy commuting with a train station located in the centre of Stonehouse travelling directly to Gloucester, Swindon and London Paddington



Directions

From junction 13 of the M5, follow towards Stonehouse along the A419. At the roundabout take the 3rd exit continuing towards Stonehouse with the canal on your right. At the next roundabout take the 2nd exit onto Bristol road. continue along this road passing Space Centre Storage on your left. Take the next left onto Court View follow the road a short distance where the road splits, take the right and fork, continue along the road and you will come to a green and the road splits, take the right hand fork and follow the road around the property is located on the right hand side as denoted by our for sale board.



Court View, Stonehouse, GL10

Approximate Area = 1716 sq ft / 159.4 sq m

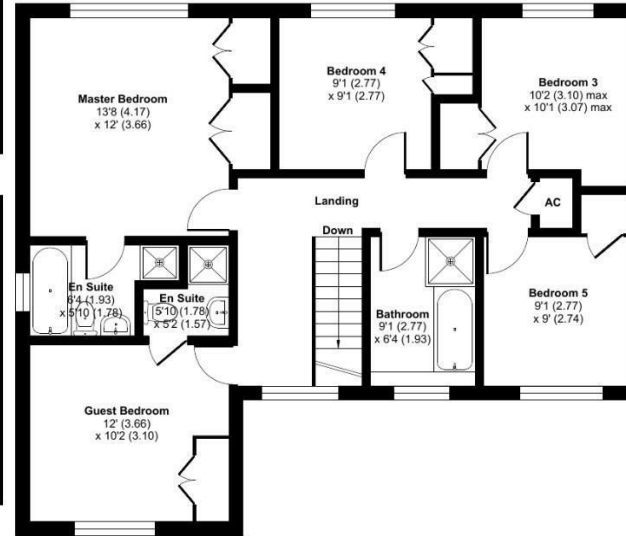
Garage = 266 sq ft / 24.7 sq m

Total = 1982 sq ft / 184.1 sq m

For identification only - Not to scale



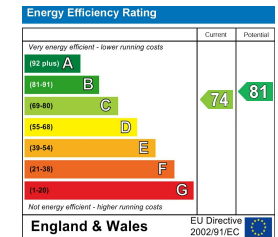
GROUND FLOOR



FIRST FLOOR



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: 1115952



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