



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# 48 COURT VIEW, STONEHOUSE, GL10 3PL

## *The Property*

A beautiful five double bedroom detached family 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 for three cars up to integral double garage. Pathway to front entrance, and lawn to the side creates an ease of maintenance.

Internally a good-sized entrance hall with solid oak flooring and stairs leading to the first floor, downstairs cloakroom beautifully presented with modern fittings and tiled floor. Double doors to sitting room and further doors to snug and kitchen/family dining room.

A lovely snug to the front offers great space and light, solid oak flooring and window looking out on to the green. Double doors from the hallway lead into a sitting room. A lovely feature decorated wall with stone surround to gas fire inset, patio doors provide access to a sun terrace and gardens. Great space for all the family to gather.

A lovely fitted kitchen with a range of wall and base units in light grey all in modern design with a wealth of work surface, integral appliances and lovely views to the garden. Open plan to Family dining room. A wealth of space for a eight seater dining table and chairs with ease and space for free standing furniture. Patio doors open to a lovely sun terrace. Perfect for those family get togethers. Complimented by oak wood flooring throughout. Door to the side access and further door leads to integral garage.

To the first floor a lovely galleried landing with window to the front providing lovely views of the green. Doors to five double bedrooms, family bathroom, airing cupboard. Loft access hatch.

Master suite with views to the garden and his n her fitted wardrobes and a lovely modern en-suite shower room with his n hers sinks, beautifully presented. Guest bedroom to the front with fitted double wardrobes and modern en-suite shower room. 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 and beautifully tiled. .

Integral double garage with door to the front. A wealth of storage space with electric and lighting. A utility area with a range of base units, plumbing for washing machine and sink unit inset.

The property was built in 2002 by Laing Homes and the owners have lived in the house for the last five years. It is exceptionally well presented, complimented by a terrace and lawn designed to create an ease of maintenance. Great amount of privacy.





# Outside

## Gardens

The rear garden is all enclosed, side gate and pathway provides access to the front. Laid to lawn with a wealth of mature planting creating great private garden.

The connection with both the sitting room and the kitchen/family dining room onto two lovely terraces. From the family dining room, a paved terrace with dwarf wall with inset seating, space for dining table and chairs.

This opens to a lawned garden with established trees and shrubs. Perfect for those summer gatherings and a lovely sun trap.

The garden has been designed with the 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.

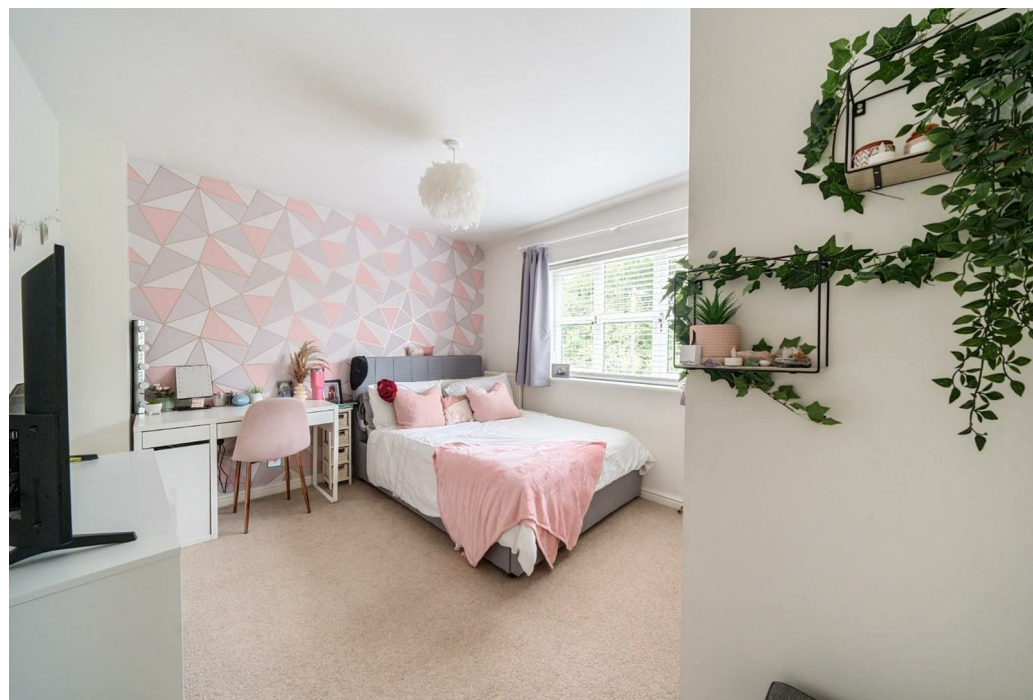
It also offers a good selection of schools including private schools, primary and secondary schools' and access to grammar schools in Stroud just 10 minutes away.

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 the property is located on the right hand side as denoted by our for sale board



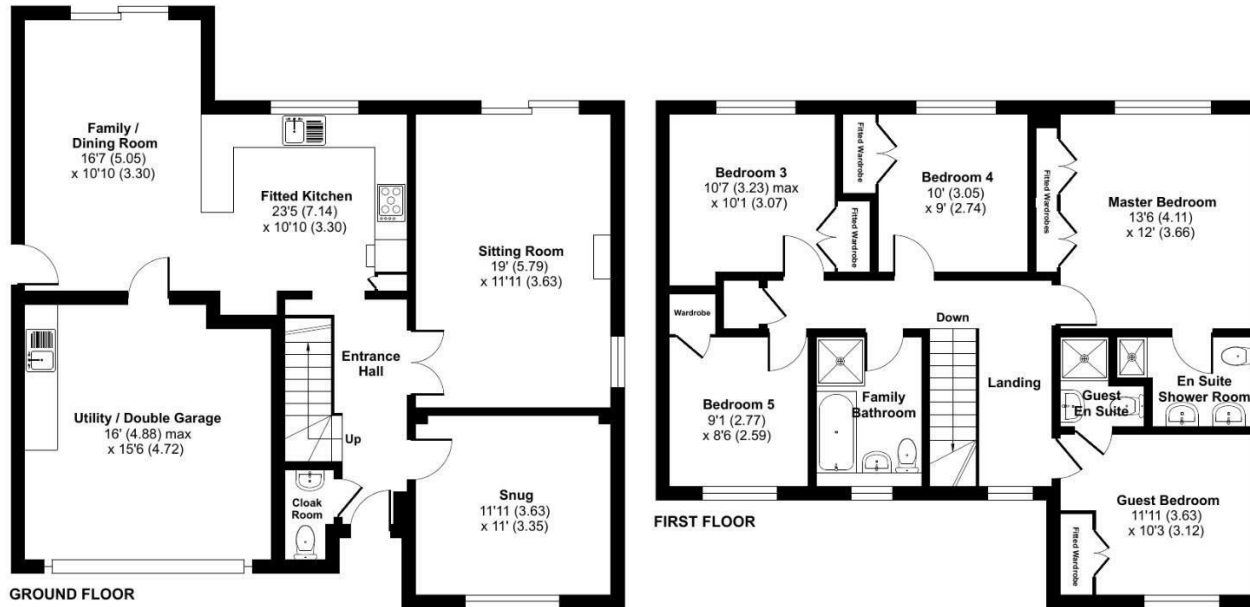
## Court View, Stonehouse, GL10

Approximate Area = 1705 sq ft / 158.3 sq m

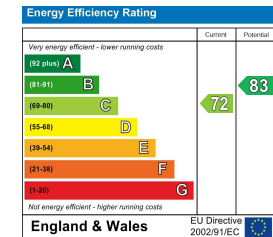
Garage = 232 sq ft / 21.5 sq m

Total = 1937 sq ft / 179.9 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: 1153237



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