



FOR SALE
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ELMLEAZE, NUPEND, STONEHOUSE, GL10 3SS

The Property

This is a handsome detached Cotswold stone farmhouse set in the heart of the hamlet of Nupend. Fantastic internal accommodation currently offering four receptions, five bedrooms along with a wealth of character throughout to include, period fireplace, exposed stonework and beams along with quarry tiled floors.

The property does require some internal modernisation to the kitchen, bathrooms and decor. We feel any prospective buyer would also look to create an additional bathroom to the first floor.

On approach a five bar gate leads onto a chipping driveway with parking to the front and side for four plus cars with turning area. Open to formal lawns with open aspect.

To the front an entrance porch leads directly into a delightful sitting room with quarry tiled flooring, stairs to the first floor. Double doors open into the dining room and door to fitted kitchen. A charming inglenook fireplace takes centre stage with exposed stonework and log burner inset. Wonderful views to the front and such a stunning room. It is very easy to imagine this room at Christmas, the fire lit, the Christmas tree on and all the family sat opening presents.

Double doors open into the dining room of equal size, quarry tiled flooring, door to rear hallway and window to the front overlooking the garden.

A good sized fitted kitchen with views to the rear garden. A range of base and wall mounted cabinets with central island, built in double oven and hob and space for free standing appliances. Doors to sitting and breakfast room.

The kitchen opens to a utility area housing further base units and space for appliances with door to side entrance. Doors lead to the downstairs cloak and bathroom, with further door to outside. The kitchen works perfectly well, however we do feel any prospective buyer would look to update the kitchen.

A breakfast room directly off the kitchen opens to the rear garden, with lovely overhang on approach to outside. Complimented by a large conservatory, all double glazed with automated roof windows, French doors open to the sun terrace with views to the garden, perfect relaxing space.

To the first floor four very good sized bedrooms offering incredible space with one room having en-suite shower room. This room lends itself to a great home office/Studio with outside staircase providing external access to the ground floor.

To the second floor a wonderful loft bedroom provides a wealth of character and views opening to a further large room. Perfect teenage hideout or hobby room.

It is fair to say the property is presented in good order decoratively and perfectly livable, we do expect prospective purchasers to wish to update the kitchen and bathrooms along with making a larger family bathroom. This can all be done with ease due to so much internal space on offer.

This has been a cherished home by our vendors parents where they grew up and holds fond memories. It would be nice to see new life in the property.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN.





Outside

To the front of the property a garden gate leads directly into the garden with a pathway up to the front entrance, lawned to each side with a wealth of planting and trees. Chipping driveway to the side allows parking for numerous vehicles which continues to the side of the house.

The rear garden is accessed by a wooden gate off the drive way or a metal gate on the other side of the house, Open lawns to each side of a lovely paved terrace. All conveniently located outside the breakfast room and conservatory. Perfect for those family gatherings on a sunny day for a BBQ,. The boundaries of the garden have new fencing all around and create a great amount of privacy, there is a wooden shed in the corner. The kitchen window overlooks the garden, ideal for when the children are playing.



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 E and EPC rating E



Location

Located in the heart of the Hamlet of Nupend with fantastic rural walks and along the canal. Convenient to the nearby villages of Eastington, Whitminster and Frampton On Severn, to name a few.

The villages offer a wealth of facilities to include: convenience stores, farm shops, butchers and a post office. A selection of pubs and also take away food outlets are also within easy reach. The delightful Highfield Garden Centre offering a wealth of plants, garden needs and also a lovely restaurant with views is a short distance away. Further amenities are offered by the principal towns of Stonehouse, Stroud and Gloucester.

Great transport links: Junction 13 of the M5 is within a mile of the property. 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). Local buses only a few minutes walk away

Primary schools within the villages and secondary schools with a selection of private schools in Stonehouse and Stroud.



Directions

From Junction 13 of M5 motorway up to the island on A419. Take the first exit to the side of the petrol station entrance onto Grove Lane. After a short distance turn left, this continues on Grove Lane. You will see a sign on the right hand side for Nupend and a for sale board for the property. Turn into the lane, this takes you into the hamlet. Follow the lane passing Nupend Farm on your right. Continue through the hamlet and the lane will split into two, take the left hand fork and the house is on the left as denoted by our for sale board.



Elmleaze, Nupend, Stonehouse, GL10

Approximate Area = 2684 sq ft / 249.3 sq m

Limited Use Area(s) = 312 sq ft / 28.9 sq m

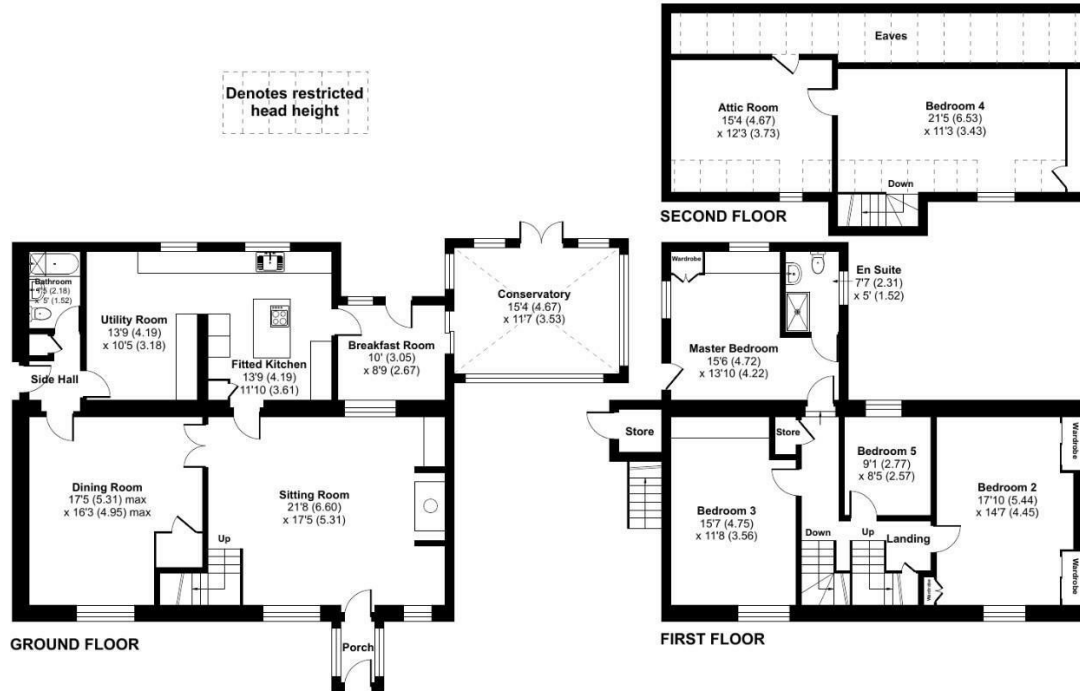
Outbuilding = 16 sq ft / 1.4 sq m

Total = 3012 sq ft / 279.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1166678

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

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