



A ESTATE AGENTS
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GLOUCESTERSHIRE



11 MAURICE SHILL CLOSE, GREAT OLDBURY, STONEHOUSE, GL10 3FR

The Property

This is a lovely example of a Norbury design built by Barratt Homes in the last four and half years. The property is situated in a quiet cul-de-sac, a single en bloc garage with a good sized driveway in front for an ease of parking for two cars.

The property has been very well looked after and great attention to detail with lovely décor throughout compliments a range of wardrobe's added to each bedroom, along with extra base units added to the kitchen and a lovely sun terrace to enjoy a Southerly aspect.

On approach to the entrance steps lead to the front door with chipping borders to each side. Entrance hall has stairs leading to the first floor. Doors lead to D.S Cloakroom, kitchen and dining/sitting room. Having lovely herringbone flooring through the hall and reception room.

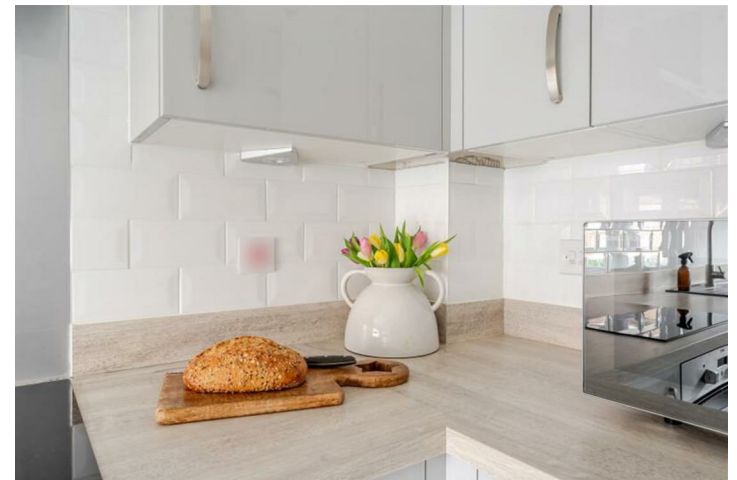
A fully fitted kitchen with a range of base and wall mounted cabinets. Built in four ring hob, electric oven and extractor. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring and window to the front. Further base units have been added to provide more storage.

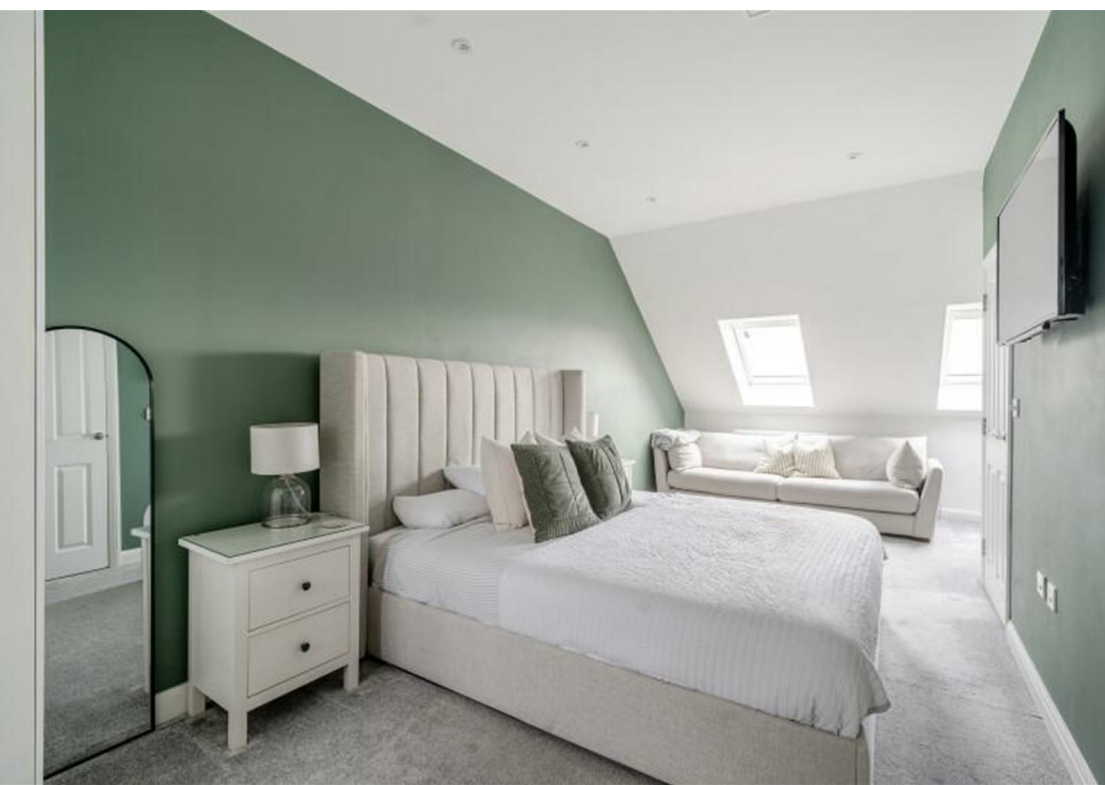
Sitting/dining room with window to the side, French doors leading to the garden with having opening windows each side of. A very useful storage cupboard. A great amount of natural light. Herringbone flooring throughout and a good amount of space for entertaining and relaxing. Nicely decorated in a soft apple green.

To the first floor two lovely double bedrooms. One has direct access from the bedroom into the family bathroom. A perfect guest room. Both rooms have fitted wardrobes have a wealth of natural light and plenty of space for further freestanding furniture. Family bathroom very nicely presented with shower over bath, window to side, vanity unit and low flush toilet.

To the second floor the master suite provides a wealth of space as this room is the length of the property. Perfect space for desk and sofa. Dormer window to the front, a range of built-in wardrobes to the ceiling line, a built in cupboard over the stairs. Complimented in lovely soft apple green walls. Completed by a lovely en-suite shower room, Velux window, double shower cubicle, low flush toilet and vanity unit, marble effect tiled flooring. Great space throughout for any family.

This truly is a wonderful property immaculately presented and ready to move into.





Outside

Outside

Enclosed rear garden design with an ease of maintenance in mind, polished tiled sun terrace takes full advantage of the Southerly aspect and perfect for entertaining.

Opens to the garden with artificial grass. Space for children to play and all with ease of access to open space behind. Perfect for all the family to enjoy.

Enclosed with side gate leading around to the front, where there is an electric car charger.



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 D and EPC rating B





Location

The Great Oldbury development is conveniently located near Stonehouse. Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.

Great Oldbury has a proposed local centre on the development which will include a doctors surgery. This development forms part of an exciting new community and will have play areas, sports pitches and a local centre.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.



Directions

From Junction 13 of the M5, take the first exit on the A419 towards Stonehouse. At the next roundabout with the Petrol station on your left, take the second exit onto Grove Lane. Follow into Great Oldbury development onto Great Oldbury Drive. Take the second turning on the right into Maurice Shill Close, follow to the T junction and turn left where the property is located on your right hand side, as denoted by our for sale board.



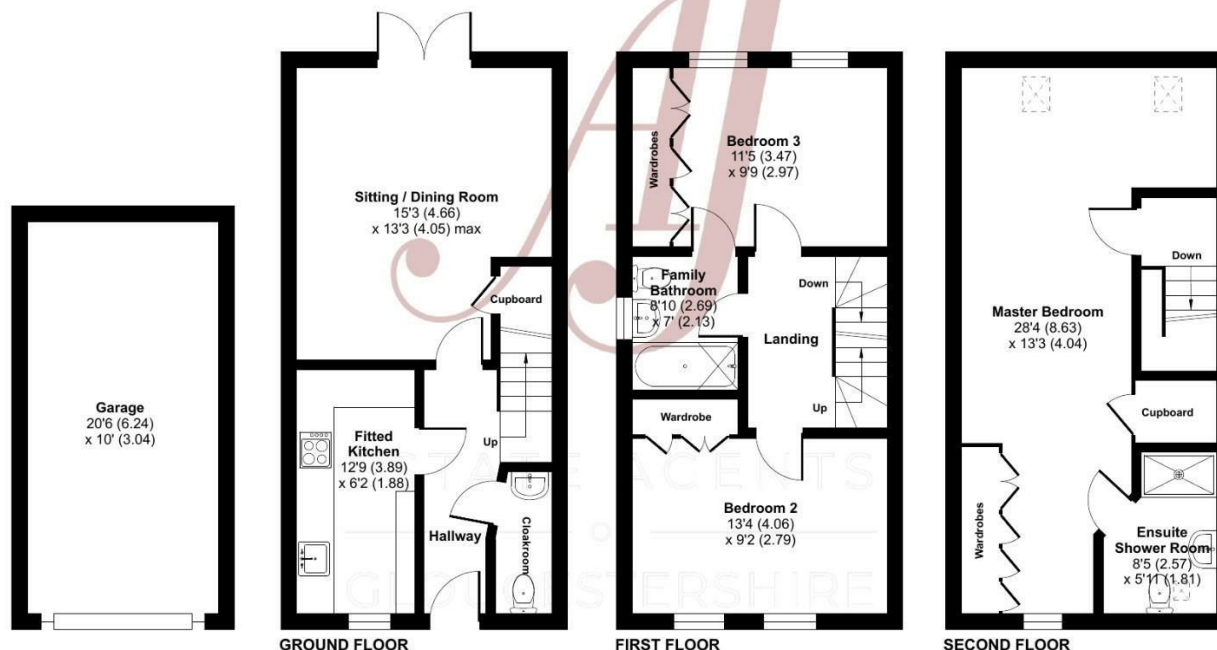
Maurice Shill Close, Great Oldbury, Stonehouse, GL10

Approximate Area = 1143 sq ft / 106.1 sq m

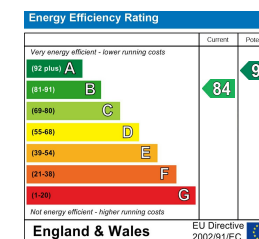
Garage = 204 sq ft / 18.9 sq m

Total = 1347 sq ft / 125 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1228743



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