



ESTATE AGENTS
OF
GLOUCESTERSHIRE



ROSELANDS, 1A COTSWOLD GREEN, STONEHOUSE, GL10 2ES

The Property

Set on the outskirts of Stonehouse and backing onto open countryside, Roselands is a three bedroom semi detached home offering versatile accommodation over two floors. The property includes a detached garage, driveway parking and low maintenance gardens. It sits moments from open fields and public footpaths, while being only minutes from Stonehouse High Street. OFFERED TO THE MARKET WITH NO ONWARD CHAIN

On approach a low stone wall encloses the front garden laid to chippings with central planters and mature shrubs. A block paved driveway sits to the side and provides parking for at least two vehicles in front of the detached garage. Steps rise from the drive via curved stone walling to the gated front path. An up an over garage door leads to a larger than average single garage/ utility with side door, power and loft storage.

A paved path leads to a glazed porch set under a recessed canopy, entrance opens into a spacious hallway with vinyl flooring, built in storage and doors to both receptions, breakfast kitchen, bedroom three, shower room, WC and storage cupboard.

The WC has a frosted side window that provides privacy and light. It includes a white low flush toilet and wash basin. The adjacent shower room also features a frosted window. It has a corner shower enclosure, basin with storage and a heated towel rail.

The breakfast kitchen sits at the rear and looks directly over the garden and open fields. A wide curved bay window above the sink draws in the view and gives strong natural light. The room is fitted with white wall and base units and extensive black work surfaces. Integrated appliances include a double oven and hob, with space for further freestanding appliances. The layout allows plenty of preparation space and comfortable room for a breakfast table and four chairs. A door lead to the rear terrace and patio sliding doors to the garden room.

The garden room provides excellent additional living space, ideal as a snug or dining area, with a doors opening to the side terrace, it is a light and versatile room, connecting seamlessly indoor/outdoor living.

Sitting room with French doors opening onto the terrace. This brings a good level of natural light and connects the space with the garden, giving a clear view across the terrace to the fields behind. A stone chimney breast with raised hearth forms the central feature of the room. Glazed double doors lead through to the dining room, allowing the two rooms to function either as one large space or as separate areas. Dining room has a bay window looking out to the front garden with space for a six seater table and chairs, under stairs storage cupboard, door to hallway and stairs lead to the first floor landing.

The first floor landing has doors to master bedroom and bedroom two.

Master bedroom is a spacious double room, built in wardrobes and eaves storage, a dormer window to the rear with full height opening window that offers views to the terrace below and open view across fields behind. What a delight to wake up to each morning. Door leads to an en suite bathroom, opaque window to the side offers privacy and a wealth of natural light. White suite including bath, wash basin and low flush WC, light blue wall tiles and vinyl flooring. Bedroom two is a double room with a window facing far reaching countryside views to the front. It includes two built-in wardrobes. The layout offers space for both sleeping and a separate work or seating area. Suitable as a teenage hideout or home office as well as a bedroom.

Bedroom three is on the ground floor off the hallway. It is a double room with a window overlooking the front garden and driveway. Works well as a guest bedroom or for ground floor accommodation.

AGENTS NOTE

We have combined our photography to include AI enhancement.

Stamp duty at £349,950 First time buyers £2,497, Moving home £7,497 Additional Property £24,995





Outside

Outside

The paved rear terrace is accessed through the French doors from the sitting room, the rear door from the breakfast kitchen, the side door from the garden room, or via the gate from the side terrace. Mature shrubs, planted borders and fencing provide privacy.

The terrace faces open countryside with views across the adjoining field. The curved bay brings in natural light and highlights the outlook. It works well for outdoor seating and entertaining.

The side terrace links the house to the garden room and garage.. It is finished with stone and slabbed paving, enclosed by fencing and established planting. This area is sheltered and provides easy access around the property.

Both terraces suit storage or container planting, are low maintenance, and make the most of the countryside outlook.

To the front, the property has a block paved driveway enclosed by low stone walls and a gate, with space for two cars in front of the detached garage. The garage is larger than average, with a pitched roof and rafters for storage, power, water, an up and over door, and a side door.

Steps lead from the drive to the front entrance and side access, with handrail and planted borders.



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: . Council Tax Band C and EPC rating D



Location

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.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is 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 providing direct trains to London Paddington, Gloucester & Cheltenham. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.



Directions

From Junction 13 of the M5 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the first exit onto Bath road B4008 as you drive into the town this becomes the High street. Follow the road out of the town and under the bridge. Passing the garage on the left hand side on the Gloucester road, At the dental practice on the corner on the right turn onto Woodcock Lane. Follow the road past Maidenhill School and continue to the end and take the last right turn onto Cotswold Green, follow the road and the house is located on left-hand side as denoted by our for sale board.///tramps.reheat.fluctuate



**Approximate Gross Internal Area 1445 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 963 sq ft – 89 sq m

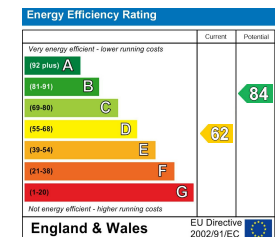
First Floor Area 482 sq ft – 45 sq m

Garage Area 185 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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