



GUIDE PRICE

**£575,000**

**Taits Hill Road**

Stinchcombe, GL11 6PR



## PROPERTY SUMMARY

This impressive 5 bedroom detached executive home, constructed in 2021, combines modern design with spacious living. Upon entering, the hallway leads to a convenient downstairs cloakroom and a dedicated study, perfect for home working. The heart of the home is a stunning L-shaped kitchen, diner, and family room, designed for open plan living, and featuring underfloor heating throughout the ground floor for added comfort. Solid oak flooring is throughout the downstairs boasting the high specification of the property.

The first floor comprises four generously sized double bedrooms, with the second bedroom benefiting from an en-suite bathroom. A well appointed family bathroom serves the remaining bedrooms on this level. The master suite occupies the second floor, complete with an en-suite and ample eaves storage.

Externally, the property boasts a garage, an evenstive driveway and a private rear garden, offering a perfect space for outdoor relaxation and entertaining.

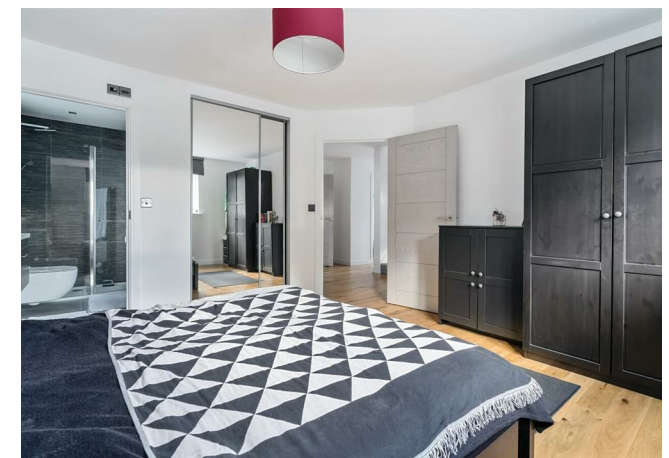
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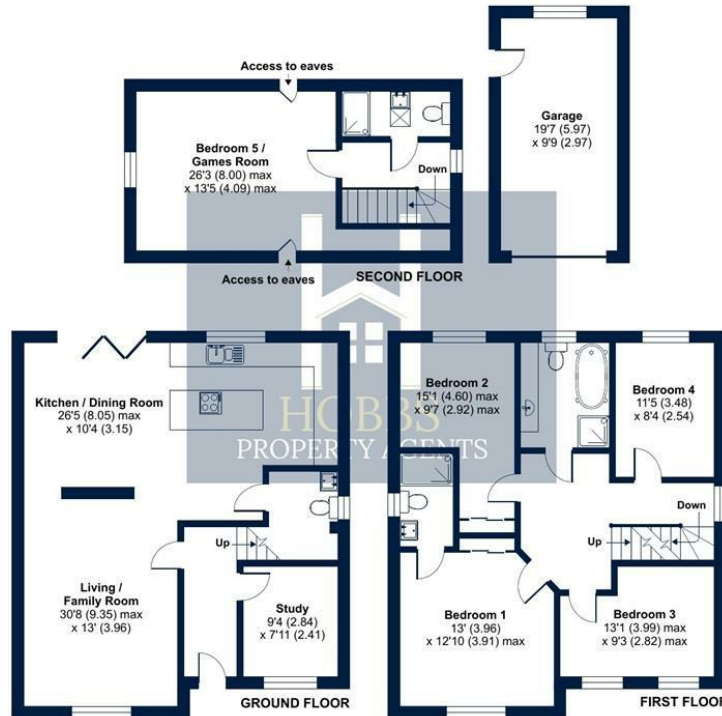






## Taits Hill Road, Stinchcombe, Dursley, GL11

Approximate Area = 1913 sq ft / 177.7 sq m  
 Garage = 193 sq ft / 17.9 sq m  
 Total = 2106 sq ft / 195.6 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). © ricshcom 2024. Produced for Hobbs Property Agents Limited. REF: 1196305

### LOCAL AUTHORITY

Stroud Council

### TENURE

Freehold

### COUNCIL TAX BAND

F

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			93
(81-81) B		86	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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