



SawyerS
Sales & Lettings

**Oakdene, Westend, Stonehouse,
SGloucestershire, GL10 3SJ
Price £499,950**

Oakdene, Westend, Stonehouse, Gloucestershire, GL10 3SJ

A traditional, double fronted red brick country house, set in generous and established grounds, located towards the end of a country lane in the hamlet of Westend. Three bedrooms, three separate reception rooms, detached garage and gated driveway. No Chain

Sawyers Estate Agents are delighted to bring Oakdene to the open market for the very first time. The property is a traditional, double fronted red brick country residence, set in roughly a quarter of an acre of gated established grounds. Tucked away towards the end of a country lane in the Gloucestershire hamlet of Westend. There are three separate reception rooms, kitchen, cloakroom, study and a boot/boiler room on the ground floor. Complemented by three bedrooms and a bathroom on the first floor. Externally, there is a gated driveway leading to a detached garage, pedestrian gated pathway to the front door and established gardens with a variety of mature plants, trees and shrubs. No Chain.

Amenities: Westend is a small hamlet positioned on the fringes of Stonehouse, Eastington and M5. Enjoying rural village life, there are also excellent connections with major routes leading to the principal towns and cities in the region. Facilities in Stonehouse include a Post Office, Supermarket, Primary & Secondary Schools and Public Houses. Wycliffe College & Wycliffe Junior School are private schools which cater for all ages.

Eastington is served with Village Shops, Public Houses & Primary School. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities including a bustling street market. The M5 is just one mile away, bringing the environs of Bristol within 20 minutes travelling time. London (Paddington) trains can be obtained at Stonehouse and Stroud, reaching the capital in approx. 90 minutes.

Entrance Hall

Double glazed front door. Porcelain tiled floor. Radiator. Doors giving access to the cloakroom and boiler/boot room. Walkway through to the kitchen.

Cloakroom 2.17m (7'1") x 1.29m (4'3")

Double glazed window to front. Low level wc. Pedestal wash hand basin. Porcelain tiled floor. Fully tiled walls. Radiator.

Boot/Boiler Room 2.18m (7'2") x 1.41m (4'8")

Double glazed window to side. Wall mounted Worcester gas boiler. Porcelain tiled floor. Meter cupboard. Radiator.

Sitting Room 3.75m (12'4") x 3.62m (11'11")

Two double glazed windows to the front with a pleasant outlook overlooking a field. Original Parquet wood flooring. Brick fireplace with a wooden mantle and tiled hearth. Radiator.

Snug 2.91m (9'7") x 2.76m (9'1")

Double glazed window to the front, with an open aspect overlooking a field. Original Parquet wood flooring. Brick fireplace with a wooden mantle. Radiator.

Dining Room 3.98m (13'1") x 2.39m (7'10")

Double glazed window to the rear. Radiator. Door giving access to the study.

Study 2.54m (8'4") x 1.72m (5'8")

Double glazed window to the rear. Porcelain tiled floor. Shelving. Radiator.

Kitchen 3.28m (10'9") x 3.23m (10'7")

Double glazed window to the side overlooking the garden. Double glazed back door. Laminate work tops, with a range of oak fronted cupboards and drawers under. Matching wall units. Built in white single electric oven with a four burner gas hob over and extractor above. Porcelain tiled floor. Ceramic single bowl/single drainer sink unit with mixer tap. Door to dining room. Staircase leading to the first floor. Radiator.

First Floor

Landing

Door to bedrooms and bathroom.

Bedroom One 3.92m (12'10") x 3.54m (11'7")

Double glazed window to the front with a lovely open aspect, overlooking a field. Radiator.

Bedroom Two 3.1m (10'2") x 3.01m (9'11")

Double glazed window to the front with an open aspect, overlooking a field. Radiator.

Bedroom Three 3.93m (12'11") Max x 2.54m (8'4") Max

Double glazed window to rear. Radiator.

Bathroom 2.52m (8'3") x 1.81m (5'11")

Double glazed window to the side. A white suite comprising; panel bath, low level wc and a pedestal wash hand basin. Porcelain tiled floor. Fully tiled walls. Radiator.

Outside

Detached Garage 6.08m (19'11") x 3.63m (11'11")

A detached red brick construction, under a tiled pitched roof. Courtesy door. Double glazed window. Metal up and over door. Power and light.

Grounds

Oakdene, is approached via a five bar pedestrian wooden gate that gives access to the front door. There are also matching twin gates that give access to the driveway and garage. The gardens are laid mainly to lawn to the front and rear, with a variety of established plants, shrubs and trees. There is a generous piece of fenced garden to the right hand side of the property with a number of mature plants and shrubs and an area of lawn.

Agents Note

Please note that the property is within close proximity of the M5 Motorway.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647
info@sawyersestateagents.co.uk

Local Authority

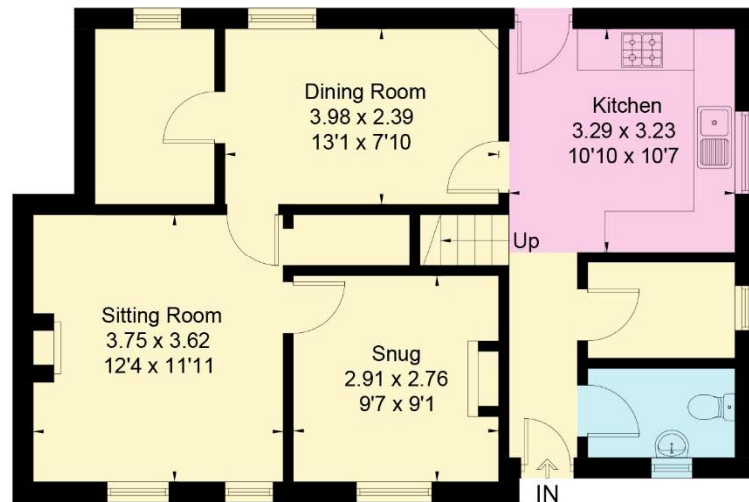
Stroud District Council - Band E

Directions

For SAT NAV use: GL10 3SJ

From our office in Stroud, head out on the A419 sign posted Stonehouse/M5. Continue over several roundabouts until you reach the Eastington/Little Oldbury roundabout. Tak the third exit onto Grove Lane, continue for some distance. You will find our For Sale board on your left hand side. Turn left and follow the lane around to your right. The property will be found a short distance along on your right.

Approximate Floor Area = 106.6 sq m / 1147 sq ft
 Garage = 20.8 sq m / 224 sq ft
 Total= 127.5 sq m / 1371 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76315

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

