

TG

SALES & LETTINGS



Selwyn Close, Ryeford, Stonehouse
Gloucestershire GL10 3LH

Offers In Excess Of £415,000

- ****Tranquil Edge of Village Cul-De-Sac****
- 4 Double Bedrooms, 3 Reception Rooms
- Family Shower Room and En-suite
- Parking for 2 Cars
- Terraced Rear Gardens
- Energy Saving PV Solar Panels
- Rarely Available Sought After Address
- Good Access To Popular Village and Private Schools

The Property

TG Sales and Lettings are thrilled to present this substantial 4-bedroom terrace home. It boasts bright and spacious accommodation throughout, off-road parking for two cars, terraced gardens to the rear, and PV roof panels that offer savings on energy bills. Set on an edge of village location, Selwyn Close is a highly sought-after cul-de-sac, with properties rarely coming to the market. It offers excellent access to the village amenities of Kings Stanley and the town of Stonehouse with its fantastic road and rail links. A lawned frontage sets the house back from the road, with the front door welcoming you into a hallway. Doors lead to the living room, kitchen and WC, and stairs to the first floor. The living room is bright and well-proportioned and is semi-open plan to the dining room allowing for natural light to flow through. Accessed from both the dining room and hallway, the contemporary kitchen has part tiled walls and wood effect flooring. It is fitted with high gloss wall and base units with wood effect work surfaces. Integral appliances include gas hob and hood, oven, microwave and dishwasher. There is a useful utility room with space for a washing machine and fridge/freezer. From here, a door leads into the games/hobby room, which is converted from what was previously the garage, with independent access from the front. Upstairs, four double bedrooms served by stylish family and en-suite shower rooms can be found. Outside, the rear gardens have been terraced to provide level lawned and paved areas for children to play or to sit and enjoy drinks or al fresco dining, all enclosed by wood panel fencing. A tarmac drive to the front offers private parking for two cars. The house has had PV solar panels installed for energy efficiency.



Situation

The property is situated on the outskirts of the village of King's Stanley. Local facilities include a Co-op, sports club, village hall, newsagent and hairdresser, and there is good access to an extensive network of footpaths through fields and woods where you can pick up the Cotswold Way walking trail. Stonehouse town offers further shops, post office, pubs, primary and secondary schools, and benefits from the train station which is on the main line to London Paddington. The M5 is also easily accessible providing easy access to Gloucester, Cheltenham and Bristol.

Directions

SATNAV postcode GL10 3LH

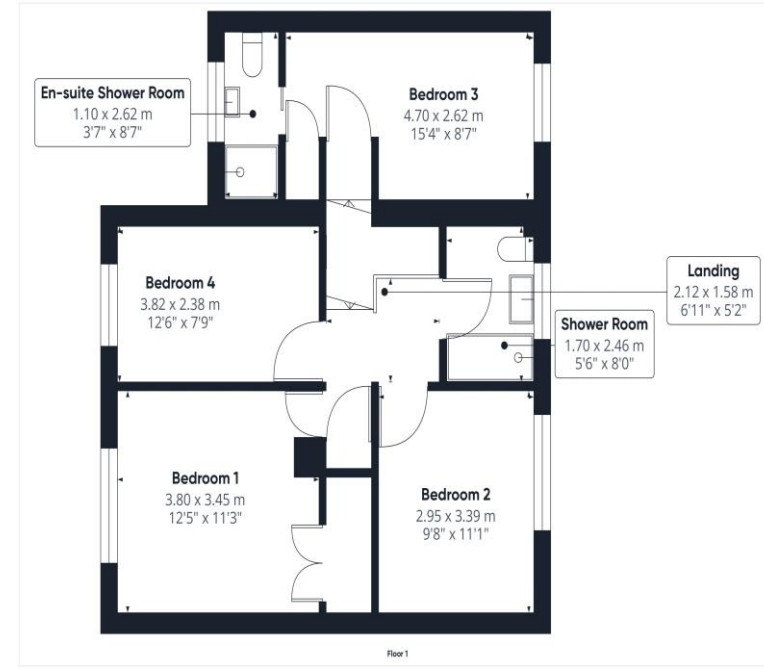
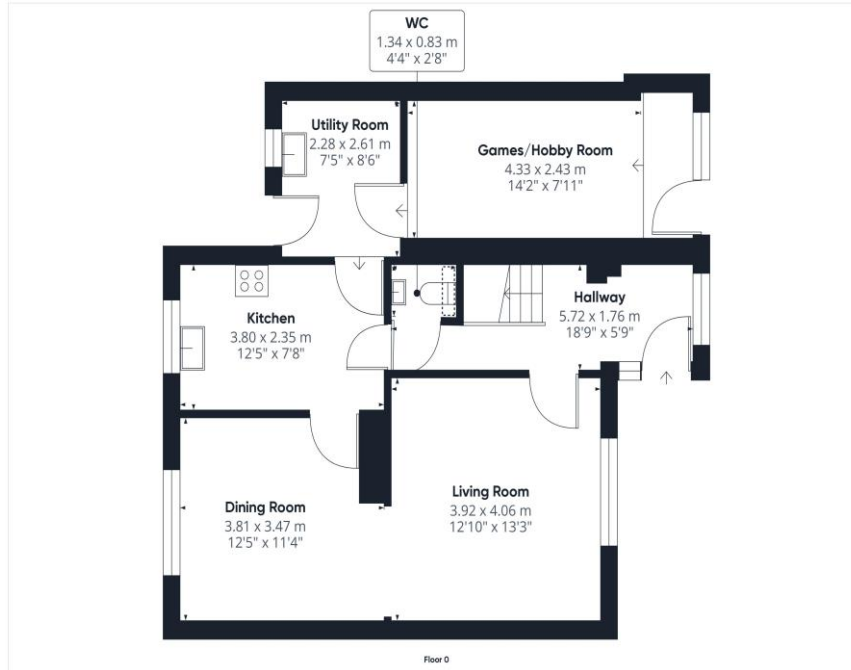
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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