



SALES & LETTINGS





Claypits, Eastington, Stonehouse  
Gloucestershire GL10 3AJ

**£750,000**

- Four/Five Bedrooms
- Detached Family Home
- Two Bathrooms
- Cloakroom
- Large Family/Kitchen Room
- Garage
- Edge Of Village Location
- Large Plot

**The Property**

TG Sales is excited to present Elm Cottage, a delightful four-bedroom family home on the edge of the sought-after village of Eastington. This charming property boasts versatile living spaces perfect for modern family life.

Step into the welcoming entrance hall, where you'll find a cozy lounge with a log burner on your right and a study or potential fifth bedroom next door. Continue through to the heart of the home: an impressive 28-foot kitchen/family room with stunning front and rear views. A convenient utility room, opening to the rear garden, adds to the home's practicality. There's also a downstairs cloakroom for guests.

Upstairs, the home offers four generously sized bedrooms. The main bedroom and bedroom four share a Jack-and-Jill bathroom, while a family bathroom serves the rest of the floor.

Outside, the property benefits from a 0.4-acre plot which allows ample parking, a garage housing eco-friendly photovoltaic system controls, and a beautifully maintained rear garden with sweeping views. The lawned garden is perfect for family gatherings or relaxing evenings.



**Situation**

Elm Cottage is situated on the edge of Eastington, an active village with several pubs, local shops, and a primary school that OFSTED rates as Excellent. Further local facilities, including a doctor's and a chemist, can be found in the nearby town of Stonehouse, some 3 miles away. Stonehouse also has a mainline rail station to London Paddington.

**Directions**

**SATNAV postcode GL10 3AJ**

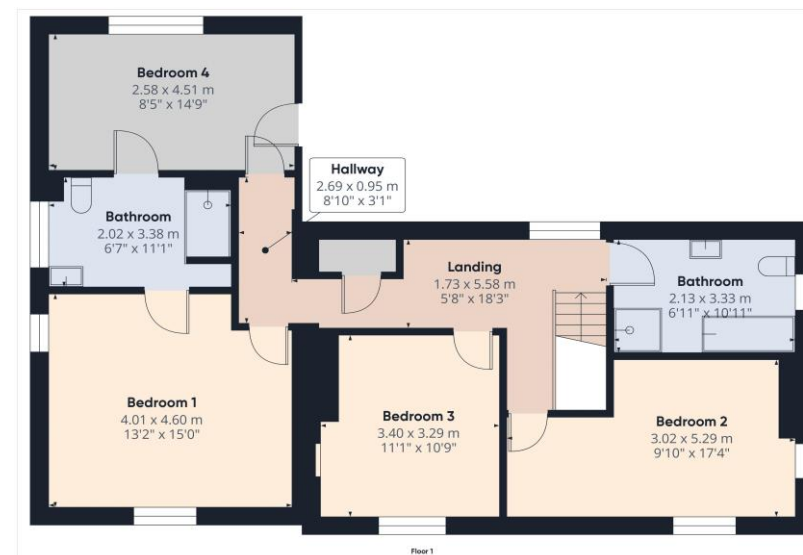
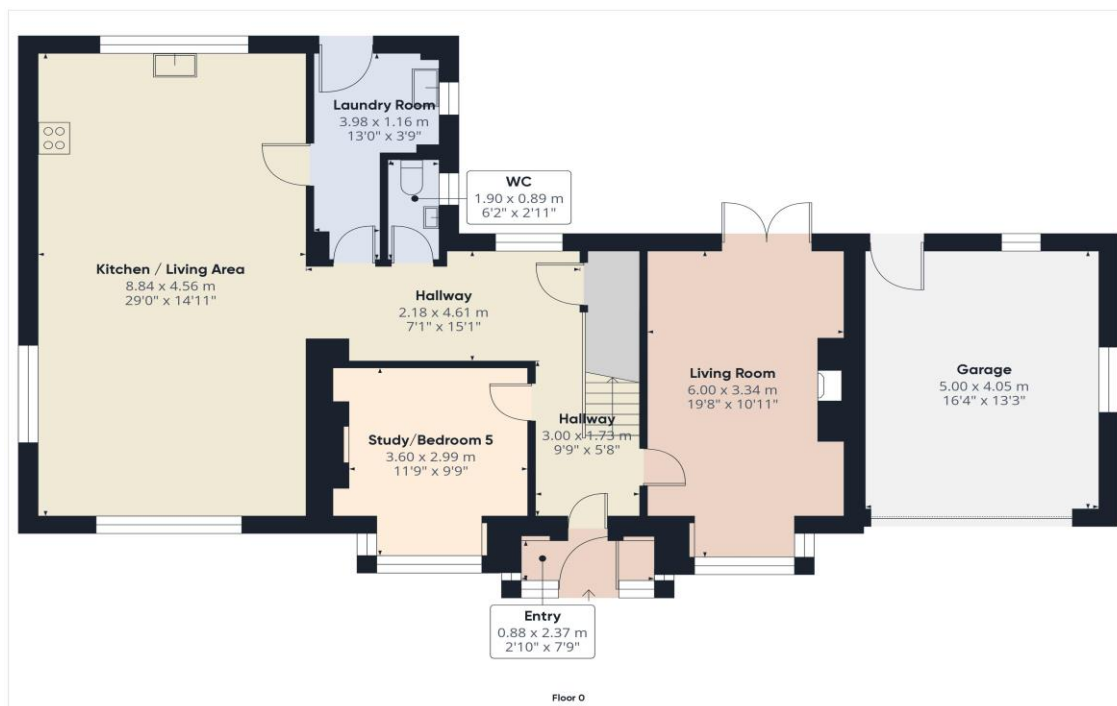
**Tenure Freehold**

**Local Authority Stroud**

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

**Council tax band E**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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