



**Arrowsmith Drive, Stonehouse GL10 2QS**  
**£390,000**





## Arrowsmith Drive, Stonehouse GL10 2QS

• Detached house • Four bedrooms • Three reception rooms • Enclosed and low-maintenance rear garden with decking • Driveway parking for three vehicles • Sizeable family home • Close to local amenities • Freehold • Council tax band E (£2,959.77) • EPC rating D58

**£390,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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### Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room, kitchen, family room, cloakroom, under-stairs cupboard and stairs rising to the first floor. Radiator.

### Kitchen

uPVC double-glazed window to front elevation and wooden door to side. Range of wall and base units with appliances to include stainless steel sink, eye-level double oven and four ring gas hob. Space for washing machine, dishwasher, fridge and freezer. Radiator.

### Living Room

uPVC double-glazed French doors to conservatory and access to dining room. Gas fireplace. Radiator.

### Dining Room

uPVC double-glazed window to rear elevation. Radiator.

### Family Room

uPVC double-glazed window to front elevation. Worktop with stainless steel sink.

### Conservatory

uPVC double-glazed door to garden and uPVC double-glazed windows surrounding. Two radiators.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobe. Access to en-suite. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and shower cubicle. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

### Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with hand held shower. Radiator.

### Outside

The property boasts driveway parking for three vehicles with side access to the garden. The rear garden is enclosed and low-maintenance, it is mostly laid to gravel with three decked seating areas.

### Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants and primary and secondary schools. The property is approximately 3.6 miles to Junction 12 of the M5 motorway, providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

### Material Information

Tenure: Freehold.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,959.77 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

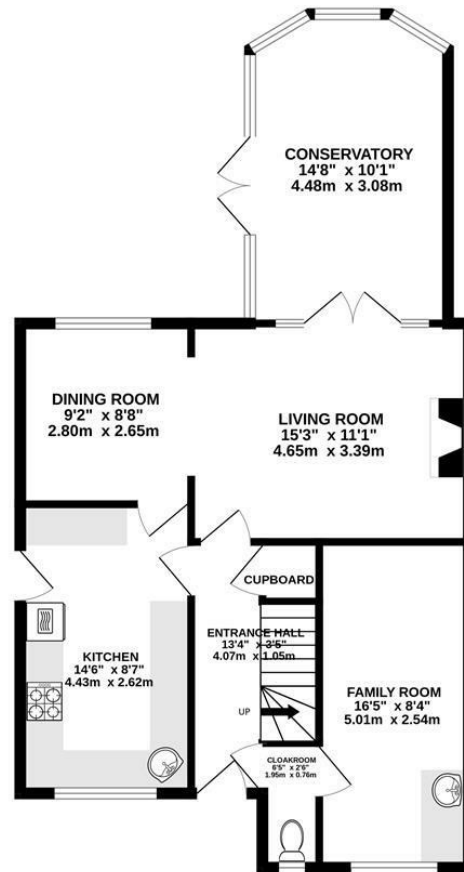
Heating: gas central.

Broadband speed: 14 Mbps (basic), 80 Mbps (superfast) and 9,000 Mbps (ultrafast).

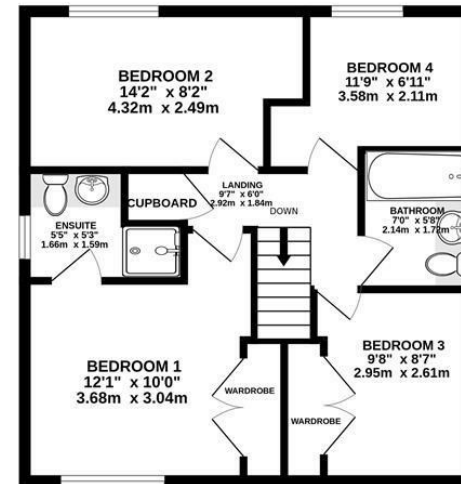
Mobile phone coverage: EE (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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