



**Storrington Road, Stonehouse GL10 2JP**  
**£395,000**





## Storrington Road, Stonehouse GL10 2JP

• Detached house • Master bedroom with en-suite shower room and walk-in wardrobe • Three further bedrooms • Open plan living space with wood burning stove • Enclosed rear garden • Off-road parking for three vehicles with an EV charging point • Chain free • Freehold • Council tax band D (£2,421.63) • EPC rating TBC



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

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www.naylorpowell.com

**£395,000**

### Entrance Hall

uPVC double-glazed door to entrance hall, uPVC double-glazed window to front elevation and uPVC double-glazed window to side elevation. Access to open plan living space, cloakroom and stairs rising to the first floor. Radiator.

### Open Plan Living Space

uPVC double-glazed window to front elevation, uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Wood burning stove. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, oven and four ring gas hob. Space for freestanding fridge/freezer, dishwasher and washing machine. Two radiators.

### Cloakroom

Low-level WC and corner hand basin. Radiator.

### Bedroom One

Two uPVC double-glazed Velux windows to rear elevation. Access to en-suite, storage cupboard and walk-in wardrobe. Radiator.

### En-Suite Shower Room

uPVC double-glazed Velux window to rear elevation. Access to eaves storage. Low-level WC, wash hand basin and shower. Heated towel rail.

### Bedroom Two

Two uPVC double-glazed windows to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

### Outside

Upon entry to the property there is a gravelled driveway with parking for three vehicles and an EV charging point. The rear garden is fully enclosed and laid to lawn, with a patio space. There is a storage shed.

### Location

The property is located in Stonehouse town and is a short drive from both Stroud and Gloucester. Local facilities in the town include a Co-op with a post office, restaurants, a variety of shops, a building society, primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. Junction 13 of the M5 motorway, is approximately two miles away, providing easy access to Gloucester, Bristol and Cheltenham.

### Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,421.63 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

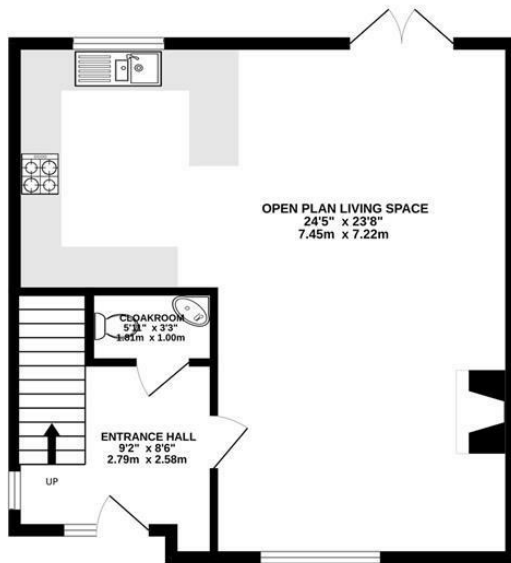
Heating: gas central.

Broadband speed: 17 Mbps (basic) and 56 Mbps (superfast).

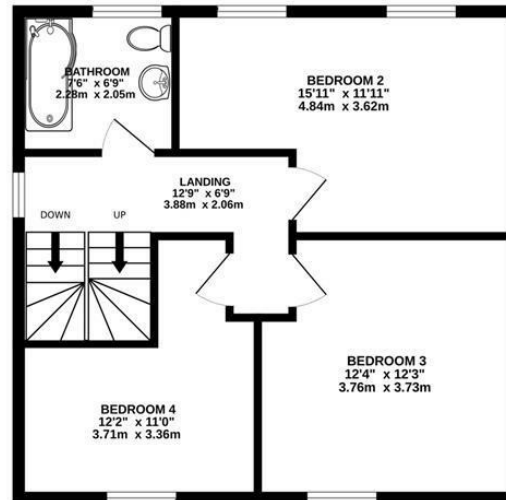
Mobile phone coverage: EE, Three, O2 and Vodafone.



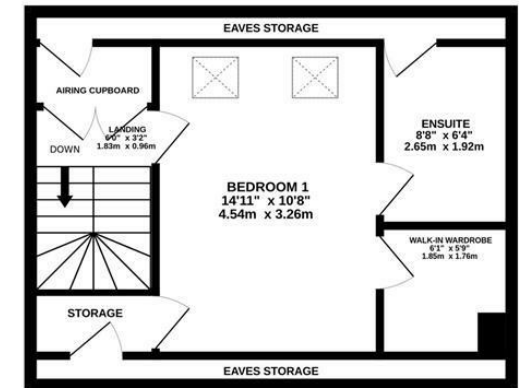
GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.5 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





