

TG

SALES & LETTINGS



Church Lane, Stonehouse, Gloucestershire GL10 2BG

Guide Price £750,000

- Substantial Detached Home
- Approximately 0.4 Acre Plot
- Idyllic, Hidden Away Location, Close to Canal
- Plentiful Parking & Detached Garage
- Four Double Bedrooms, Two Bathrooms and Shower Room
- Scope for Modernisation
- Partial Views to Selsley Common
- ****CHAIN FREE****

The Property

We are very privileged here at TG Sales & Lettings, to be the chosen agent to bring this hidden gem of a property to the market. If you've dreamed of living in an IDYLIC SETTING, enjoying a LARGE, PRIVATE GARDEN and you're looking to update a property to create your dream home, then Greystones could be the perfect fit! This home is offered to the market CHAIN FREE! Set in approximately 0.4 acres of beautifully kept gardens and grounds, this home is accessed via a country lane and is a stone's throw from the picturesque Nutshell bridge spanning the Stroudwater Canal. Surrounded by fields and period, red brick mill buildings, you can also catch a view up to Selsley Common from the privacy of your generous lawns.

The downstairs accommodation comprises an entrance porch leading to a hallway with stairs to the first floor, and doors leading to all the downstairs rooms aside from the conservatory which is accessed via the dining room. The living room is bright and spacious with a double aspect letting in natural light from a large bay window to the side, and further window to the front. A limestone fireplace and hearth add a touch of character. The dining room and conservatory are separated by glazed double doors and provide plenty of room for family dining/entertaining, while a separate study with double aspect offers a quiet space from which to work, or perhaps a hobby/reading room to enjoy in peace and quiet. The ample kitchen/breakfast room has patio doors leading directly onto a paved terrace and boasts an extensive range of built-in wall and base cupboards with spaces for appliances and a good size dining table. A useful laundry and cloakroom complete the downstairs accommodation.

On the first floor, doors lead from the landing to four double bedrooms, two bathrooms and a shower room. All bedrooms boast a double aspect with garden views. Bedroom one measures an impressive 5.36m x 3.84m with built-in cupboards, and bedroom two also has built-in cupboards. All the bedrooms are served by two bathrooms and shower room. Outside, the lovely gardens which wrap around the property are one of the main selling points of this home and will undoubtedly impress.

Mainly laid to well-tended lawns, they are punctuated by mature trees and pretty shrub/flower beds offering interest and colour, along with an attractive ornamental pond. An elevated paved terrace allows for al-fresco dining, accessed from the conservatory and kitchen breakfast room. The grounds are enclosed by high level hedging and fencing and offer a good degree of privacy. A further workshop with lighting and power is situated to the bottom of the garden.

A block paved driveway provides parking for multiple vehicles, with a further potential parking area to the side of the house reached via a wooden five bar gate. The detached stone-built garage to the front offers further parking/storage.



Situation

Greystones is hidden away, close to the Stroudwater canal, on the edge of the vibrant town of Stonehouse. In the town itself you will find an abundance of shops and other local amenities including, GP surgery, chemist, pubs, supermarket, independent butchers and fast food/takeaway outlets plus fabulous Italian and Indian restaurants. This property is ideally situated for easy access to M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School). There are also a number of footpaths and lanes that lead to the nearby Stroudwater canal, and the Cotswold Way walking trail passes close to Stonehouse.

Directions

SATNAV postcode GL10 2BG

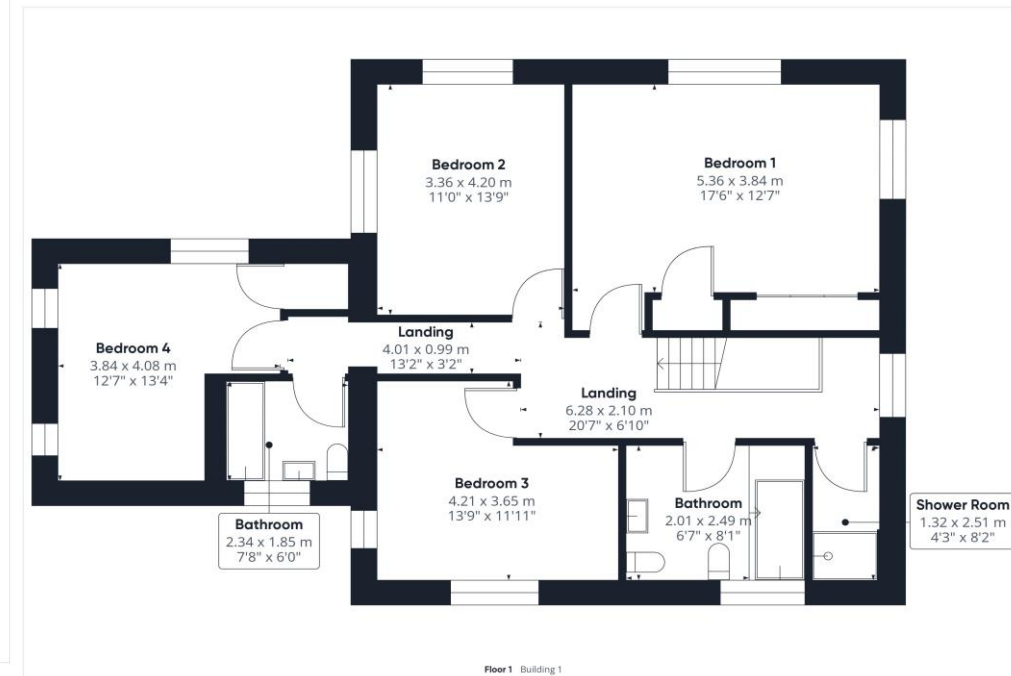
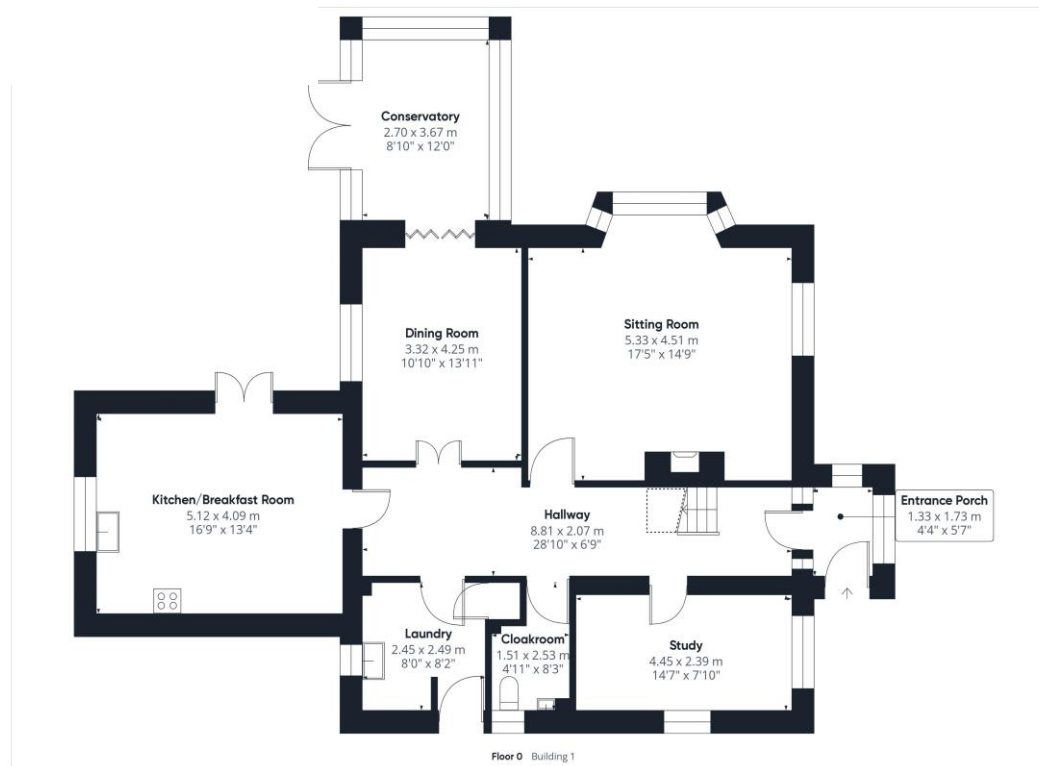
Tenure Freehold

Local Authority Stroud District Council

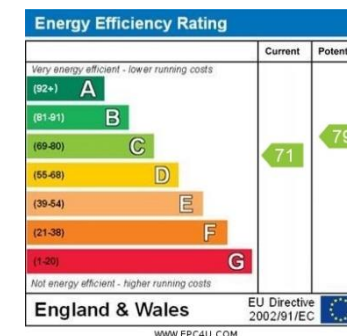
Services Electric, Mains Gas, **Private Drainage** and Water are all believed to be connected to the property. **N.B A new, compliant treatment plant is being installed by the present owner**

Council tax band E





Head Office
TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



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