

57 HOME ORCHARD
EBLEY
GLOUCESTERSHIRE



57 Home Orchard, Ebley, Stroud, Gloucestershire, GL5 4TT

OCCUPYING A LOVELY CANAL SIDE SETTING, THIS LIGHT AND AIRY FAMILY HOUSE OFFERS SPACIOUS ACCOMMODATION POSITIONED OVER THREE FLOORS WITH SINGLE GARAGE AND OFF STREET PARKING FOR TWO CARS.

Entrance hall, Kitchen/Dining Room, Sitting Room, 4 Bedrooms, 2 Bathrooms, Cloakroom, Garage, Courtyard Garden, Parking. NO ONWARD CHAIN.

GUIDE PRICE £435,000

DESCRIPTION

This modern family house occupies a popular canal-side development within Ebley Wharf. The area is ideally placed for lovely walks along the canal into the centre of Stroud or out towards Stonehouse with amenities nearby including a local shop, cafe/wine bar, supermarket, hairdressers, church and primary school. The property is filled with natural light and offers the most fabulous far reaching views from the master bedroom. As illustrated on the floor plan the accommodation comprises; entrance hall, L-shaped kitchen/dining room with a fabulous larder and range of built in units. sitting room, three first floor bedrooms, family bathroom, master bedroom with dressing area and en-suite shower room, courtyard garden, single garage plus tandem parking for two cars. The sitting room overlooks a lovely, communal grassed area leading directly to the canal.

LOCATION

Ebley wharf has been transformed in recent years as part of the project to restore the Stroudwater canal and is now a very popular area in which to live, as it is accessible to the motorway and mainline stations, excellent schools such as Wycliffe College, The High School and Marling as well as Foxmoor Primary School. The busy Cotswold town of Stroud provides excellent shopping facilities and an award winning weekly farmers' market and choice of supermarkets including Waitrose, Sainsbury's and Tesco. There are excellent recreational facilities including a leisure centre in Stroud, golf courses at Minchinhampton and lovely canal and countryside walks; Selsley Common close by offers acres of National Trust land on which to walk. Communications are very good with a mainline railway station bringing London within 90 minutes travelling time.

Motorway M5 J13 Stroud - 3 miles, Motorway M4 J15 Swindon - 33 miles, Gloucester Railway Station - 13.5 miles, Stonehouse Railway Station - 1.5 miles, Cirencester (central) - 14.5 miles, Cheltenham (central) - 20 miles, Bristol Temple Meads - 30 miles, Bristol Airport - approx. 40 miles. Distances are approximate.

DIRECTIONS

From Stroud, proceed along the Cainscross Road in the direction of Stonehouse until you come to the roundabout. Take the second exit and proceed straight over keeping in the left hand lane. Continue through the first set of traffic lights at Ebley, turning left at the second set. Follow the road around where you will find 57 just after the Greens.

PROPERTY INFORMATION

Stroud District Council Tax Band E, £2,800.79 2024/2025. Ofcom network checker indicates that Superfast Broadband is available, 80 Mbps, and that you are likely to have mobile service from EE, Three, O2 and Vodafone. There is a management fee for the upkeep of the communal areas of £347.44 pa.

TENURE Freehold
EPC EER: Current 78 / Potential 85
SERVICES Mains, water, drainage, gas and electricity. Gas central heating.

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

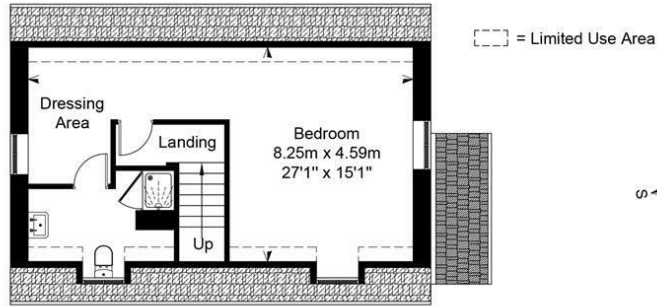
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SUBJECT TO CONTRACT

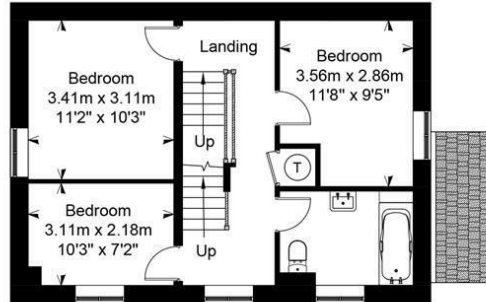
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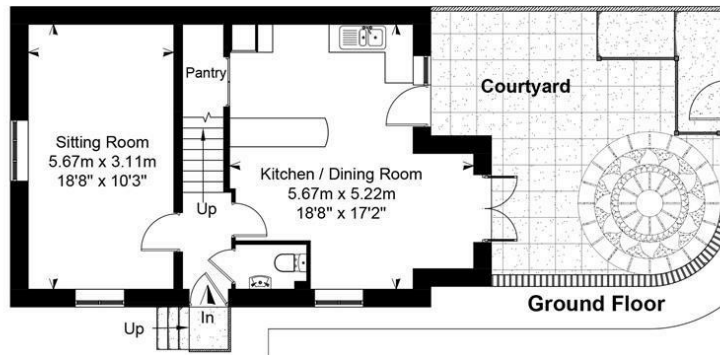
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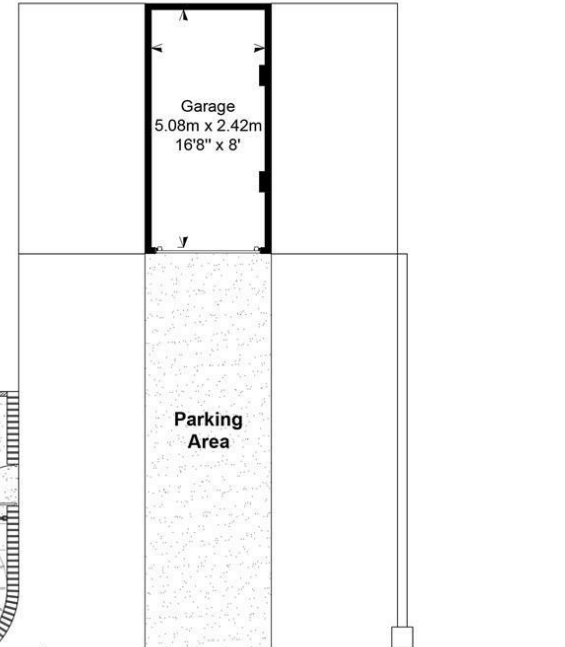
Second Floor



First Floor



Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

House	Approximate IPMS2 Floor Area
Garage	135 sq metres / 1453 sq feet
	12 sq metres / 129 sq feet
Total	147 sq metres / 1582 sq feet
(Includes Limited Use Area)	4 sq metres / 43 sq feet

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk