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ESTATE AGENCY



BERRYFIELDS HOUSE, STONEHOUSE



# BERRYFIELDS HOUSE, BRISTOL ROAD, STONEHOUSE, GL10 2BQ

AN ELEGANT SEMI-DETACHED GRADE II LISTED GEORGIAN HOME, SET ON THE EDGE OF STONEHOUSE ENCLOSED BY GARDENS AND GROUNDS OF 0.6 OF AN ACRE.

## *The property*

Berryfields House forms the south side to a prominent and attractive Grade II Listed Georgian home, conveniently positioned on the edge of Stonehouse, offering excellent access to schooling, shops and the wider road network. Tucked away within level, generous grounds extending to over half an acre, the property exudes period grandeur with striking architectural features both internally and externally. From the initial approach, classic Georgian details are evident, including Regency ironwork, elegant sash windows and a distinctive oval window. The house provides beautifully bright and well-proportioned family accommodation arranged over two floors, extending to approximately 2500 sq ft (including the cellar). A columned main entrance opens into a reception hall, from which the principal living spaces flow. The current owners have reconfigured the interior to create a stunning open-plan kitchen/dining room featuring bespoke, timeless cabinetry, a Belfast sink with brass tap, quartz worktop and an integrated dishwasher, with space for a range cooker and fridge/freezer, while an adjoining boot room provides useful storage and access to a

downstairs cloakroom. The kitchen is complemented by a formal dining room with full-length sash windows and shutters, exposed wooden floors and a beautiful fireplace. Two interconnecting reception rooms are equally impressive, each enjoying glazed doors to the garden and canopied seating terrace, exposed floorboards, mouldings and picture rails. A step up from the hall leads to a useful playroom or study overlooking the front elevation, while stairs descend to a cellar. All bedrooms are located on the first floor, arranged around a large galleried landing with beautiful stained glass oval window. Bedrooms one and two enjoy a southerly aspect over the gardens and are particularly generous, with sash windows and exposed floorboards. The principal bedroom benefits from an en-suite and extensive built-in wardrobes. Two further bedrooms are served by a family bathroom with shower. A practical utility area is located off the first floor landing.

The title register lists rights granted as ownership and boundaries have changed over time. These historic conveyances are available upon request.

## ACCOMMODATION

**Hall • Kitchen/Breakfast Room • Dining Room • Drawing Room  
Opening into Sitting Room • Playroom/Study • Cellar  
Main Bedroom with Ensuite Bathroom • 3 Further Bedrooms  
Family Bathroom • Utility Area**

**Agents notes:** Maintenance of the driveway is the responsibility of all the properties it serves.

*The property is warmed by gas central heating and served by mains drainage.*

*The neighbouring property 'The Coach House' is available under separate negotiation.*

**Ofcom:** Ultrafast broadband available – Good indoor and outdoor mobile signal with four main providers.





# *Situation*

Stonehouse is a thriving and well-connected market town, offering an excellent balance of community life, amenities and surrounding countryside. The area is particularly well regarded for its schooling, with a selection of primary and secondary schools nearby, alongside the highly regarded Hopelands Preparatory School and the renowned Wycliffe College, both of which attract families from across the region. Stonehouse railway station provides regular mainline services to Gloucester, Cheltenham and Bristol and London Paddington, making the town a practical choice for those commuting to the capital. Road communications are equally convenient, with easy access to the M5 motorway, providing direct routes to Bristol, Bath, Gloucester and Cheltenham, as well as connections to the wider national motorway network. Stonehouse High Street offers a good range of everyday amenities, including independent shops, cafés, public houses, supermarkets and essential services. The surrounding countryside is a particular highlight, with open fields, rolling Cotswold landscapes and a network of footpaths, including along the canal, ideal for walking, cycling and outdoor pursuits. Nearby centres such as Stroud offer further educational and recreational facilities.

## **WITHIN EASY REACH...**

**Stonehouse Town Centre – 0.4 of a mile**

**Stroud – 3.9 miles**

**Gloucester – 10.5 miles**

**Cheltenham – 17.7 miles**

**Bristol – 28.5 miles**

**Bath – 40.5 miles**

*All distances are approximate*





# Outside

Set within gardens and grounds extending to approximately 0.6 acres, the property is approached via a shared driveway, which falls within the title ownership of Berryfields House. The gardens extend to either side of the property, providing level lawns ideal for children to play, along with excellent scope for the keen gardener. A raised terrace with paved and gravelled seating areas and a pergola, together with a gravelled garden and well-stocked flower beds, enjoys a beautiful backdrop of an old red-brick wall and a southerly aspect, making it an ideal space for outdoor dining and entertaining. A woodstore is conveniently located close to both the boot room and the main entrance. Further landscaped gardens extend along the eastern elevation and incorporate additional lawn and a classic rectangular pond, reflecting traditional Georgian design. A raised paved and partially canopied seating terrace immediately adjoins the southern elevation of the house and offers a fabulous outlook across the grounds. A tarmac driveway leads to a double garage, which adjoins the neighbouring property, The Coach House (also available for sale by separate negotiation). The garages, combined with the private driveway, provide ample parking and turning space. The garden is enclosed by a combination of walling, hedging, and fencing, and is dotted with mature trees, plants, and shrubs, offering year-round interest and colour.

## OUTSIDE

*Attached Double Garage • Parking for Multiple Vehicles • Level Gardens*

*Total Plot 0.6 of an Acre*



## Useful Information

**Tenure:** Freehold.

**Postcode:** GL10 2BQ.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F.

Approximate Gross Internal Area = 222.0 sq m / 2389 sq ft  
 (Excluding Void)  
 Cellar = 10.3 sq m / 111 sq ft  
 Double Garage / Garden Store = 29.5 sq m / 317 sq ft  
 Total = 261.8 sq m / 2817 sq ft



Illustration for identification purposes only, measurements are approximate,  
 not to scale. FourLabs.co © (ID1270689)

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Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.