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2 Chipmans Platt, Stonehouse,  
GL10 3SQ

Price Guide  
**£475,000**



LARGE SEMI-DETACHED HOUSE WITH POTENTIAL FOR UP TO EIGHT BEDROOMS INCORPORATING ANNEXE ACCOMMODATION OUTSKIRTS OF VILLAGE, ENTRANCE HALL, CLOAKROOM, SPACIOUS KITCHEN/DINING ROOM OPENING TO LIVING ROOM, SITTING ROOM/BEDROOM SEVEN, GROUND FLOOR SHOWER ROOM, FURTHER RECEPTION ROOM/BEDROOM EIGHT, FIVE FIRST FLOOR BEDROOMS, ANNEXE WITH POTENTIAL FOR TWO BEDROOM LIVING/KITCHEN AND SEPARATE BATHROOM, OFF ROAD PARKING FOR A NUMBER OF CARS, ATTRACTIVE ENCLOSED GARDENS, GAS CENTRAL HEATING. MUST BE SEEN. ENERGY RATING C

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## 2 Chipmans Platt, Stonehouse, GL10 3SQ

### SITUATION

Chipmans Platt is on the outskirts of Eastington and Stonehouse. Eastington village is within a few minutes drive, which has a local shop, Primary school, butchers and Post Office. The adjoining development of Great Olbury also has Primary schooling and a wider a range of shops can be found in Stonehouse, where there is also a mainline railway station with direct links to Paddington. The property is close to the Stroud waterways canal which provides walking and cycling and the junction 12 of the M5 motorway is within a few minutes drive.

### DIRECTIONS

From junction 13 of the M5 motorway proceed in a south easterly direction on the A419 signposted Stroud and Stonehouse. At the first roundabout take the third exit signposted Eastington and continue for approximately 100 metres, taking the first turning on the right and continue through Chipmans Platt, passing the William Morris school on the left hand side and the property will be found after approximately 80 metres on the left hand side.

### DESCRIPTION

The property originally dates back approximately 100 years and has been extensively modernised and extended to provide this potential eight bedroom accommodation with annexe. The versatile accommodation could suit two or more families and is well presented and benefits from gas fired radiator central heating, ample off road parking and garden. The property has a very large living/kitchen/dining room which is fitted to a good standard and has wood burner and French doors overlooking the garden. There is a utility room and two further separate reception rooms or bedrooms on the ground floor, along with shower room. On the first floor there are five/six potential bedrooms, one currently being a kitchen/dining room with Juliet balcony overlooking the garden. The property has the potential for a one/two bedroom annexe on the first floor, which could be separated from the remainder of the first floor accommodation. Properties of this size and type rarely become available and we would suggest viewing at your earliest opportunity.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

Leading to:

#### ENTRANCE HALL

#### CLOAKROOM/WC

Double glazed window and wash hand basin.

**LIVING/KITCHEN/DINING ROOM** overall 10.2m x 4.08m (3.59m) (overall 33'5" x 13'4" (11'9") )

Having double glazed French doors to rear garden, two velux windows, wood burner, wall light points, part wood flooring, bi-fold doors to kitchen/dining area having part tiled floor, range of Shaker style wall and base units with laminated work surfaces over, inset one and a half bowl single drainer sink unit, wall mounted Worcester boiler supply radiator central heating and domestic hot water, plumbing for dishwasher, built-in oven, induction hob with cooker hood over, double glazed window to front, built-in store cupboard/larder, door to:

#### REAR HALLWAY

Large built-in store cupboard.

**UTILITY ROOM** 1.9m x 1.9m (6'2" x 6'2")

Having a range of wall and base units, sink unit, electric panel radiator, double glazed window to rear.

**SITTING ROOM/BEDROOM SEVEN** 4.00m x 3.05m (13'1" x 10'0")

Having built-in double wardrobe, windows to front and side, radiator.

#### INNER HALLWAY

With built-in cupboard and walk-in store cupboard.

#### WET ROOM

Having tiled floor and wall, wet room floor, wash hand basin, WC and double glazed window to to side.

**RECEPTION ROOM/BEDROOM EIGHT** 3.69m x 3.03m (12'1" x 9'11")

Having double glazed French doors to rear, double glazed window, vanity wash hand basin, built-in cupboard.

### ON THE FIRST FLOOR

#### LANDING

Having access to loft space and built-in cupboard.

**BEDROOM ONE** 3.60m x 3.45m (11'9" x 11'3")

Having vanity wash hand basin, built-in wardrobe, double glazed window to front, radiator.

**BEDROOM TWO** 4.10m narrowing to 3.80m x 2.60m (13'5" narrowing to 12'5" x 8'6")

Having roof light, double glazed window to rear, built-in wardrobe.

#### FAMILY BATHROOM

Having panelled bath with electric shower over, wash hand basin, WC, stainless steel ladder towel rail, airing cupboard housing hot water storage tank, double glaazed window.

**BEDROOM THREE** 3.63m widening to 4.20m x 2.59m (11'10" widening to 13'9" x 8'5" )

having large built-in wardrobe, radiator, double glaze window to front.

**BEDROOM FOUR/ANNEXE BEDROOM** 3.18m x 2.43m (10'5" x 7'11")

Having radiator, double glazed window to side, wooden flooring.

#### ANNEXE BATHROOM

Having stainless steel ladder towel rail, panelled bath with electric shower over, wash hand basin.

**ANNEXE LIVING/KITCHEN/DINING ROOM** 4.83m x 4.24m narrowing to 3.00m (15'10" x 13'10" narrowing to 9'10")

Having attractive vaulted ceiling, French doors to rear with Juliet balcony, range of wall and base units, built-in oven, ceramic hob, stainless steel single drainer sink unit,, radiator, double glazed window to side.

**BEDROOM FIVE** 4.04m x 2.29m (13'3" x 7'6")

Having wooden floor, double glazed window to rear, radiator.

### EXTERNALLY

To the front of the property the garden has lawned area with shrubs, extensive gravel parking area provides parking space for a number of

cars and leads to the side of the property and onto the rear garden, which is extensively laid to lawn with two summerhouses, patio area, fig tree, quince and crab apple and enclosed by fence and hedging.

### AGENT NOTES

Tenure: Freehold

Services: Mains electricity, water and gas are connected. Private drainage - reed bed system shared with the school. Payment to be agreed. Annual charges apply in line with mains drainage.

The property is vacant with no onward chain.

Council Tax Band: C

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information.

### VIEWING

By appointment with the owner's sole agents as over.

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

