



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



COURT VIEW , STONEHOUSE, GLOUCESTERSHIRE, GL10 3PL

The Property

A beautifully presented detached family home, situated in a small enclave of detached homes overlooking a green. Private driveway up to a double garage complete with an electric charger point and lawned frontage.

Comprising a spacious entrance hall, downstairs cloakroom, three versatile receptions, fitted kitchen and separate utility room. To the first floor, a galleried landing, master bedroom with en-suite, guest bedroom also with en-suite, three further bedrooms all having fitted wardrobes and a four-piece family bathroom. A wealth of natural light throughout and beautifully presented. Established private gardens complete this delightful home.

The entrance hall creates a warm and welcoming first impression, with engineered wood flooring continuing throughout the ground floor, doors leading to the home office/snug, sitting room, fitted kitchen, understairs storage cupboard, downstairs cloakroom and stairs rising to the first floor.

A home office/snug is currently arranged as a working office and offers excellent flexibility as a playroom. The sitting room is a beautifully presented and well-proportioned room, with striking décor, engineered oak flooring and a fireplace creating a focal point. A window to the side and patio doors opening to the garden.

A re-fitted kitchen forms the heart of the home with a range of base and wall-mounted cabinets, a slide-out pantry cupboard, concealed waste and recycling storage, complemented by a range of integral appliances. A central island providing a perfect preparation space with under-unit storage and a picture window provides garden views. A door leads to a re-fitted utility room with access to outside and internal door to the garage. The kitchen opens to a breakfast/family room, which comfortably accommodates a table and six chairs while still leaving space for additional furniture. Patio doors open directly onto the terrace and rear garden, allowing the dining space to flow naturally outdoors and creating a lovely setting for both everyday family life and entertaining.

To the first floor, the spacious landing is bright and welcoming, with a window to the front allowing plenty of natural light and engineered oak flooring continuing throughout.

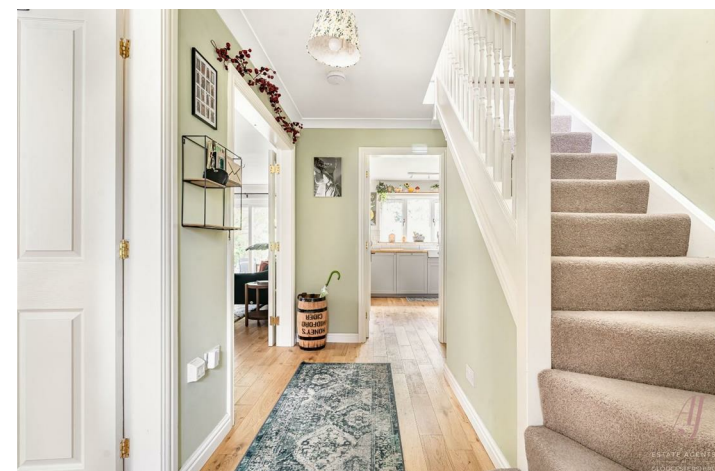
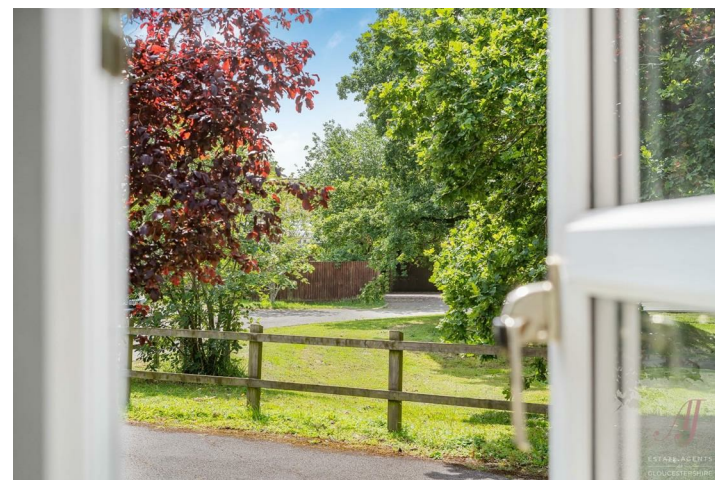
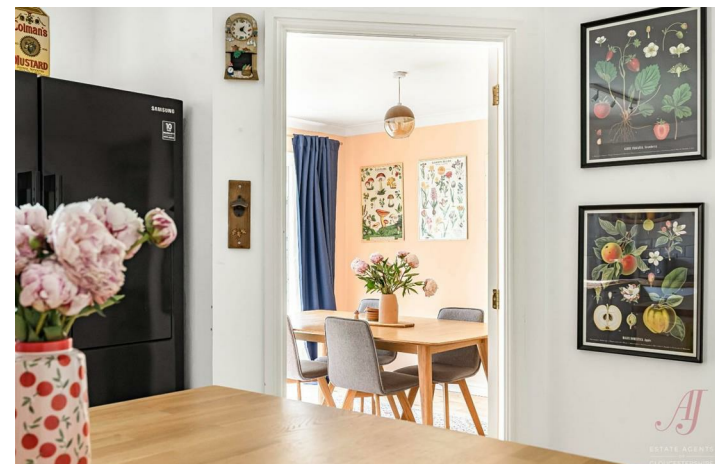
The master bedroom is a generous double room with a pleasant outlook of the garden. His and hers fitted wardrobes and an en-suite shower room. A guest suite offers a further double bedroom with fitted wardrobes and the convenience of an en-suite shower room. There are three further bedrooms, all with fitted wardrobes. Completed by a four-piece family bathroom, which has been stylishly re-fitted within the last 18 months, ideal for a busy family.

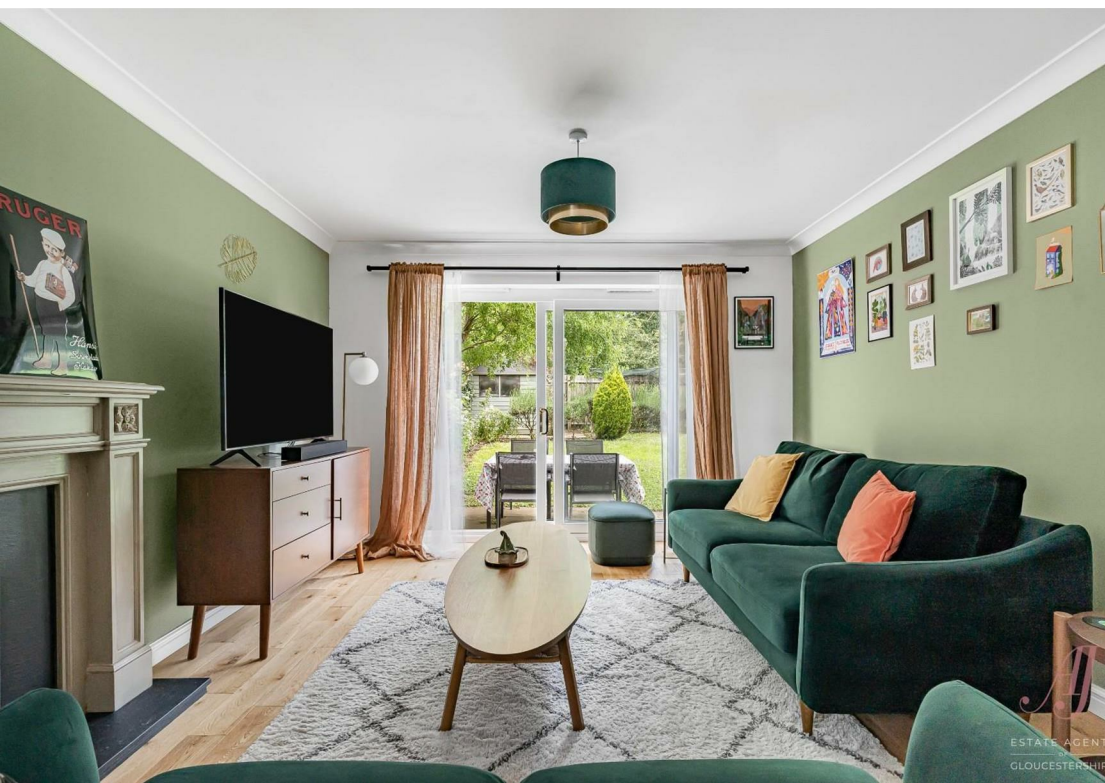
Altogether, this is a wonderfully flexible family home, offering generous and thoughtfully arranged accommodation, with plenty of space for everyday living, home working, entertaining and visiting guests. The sense of space continues outside, with a generous terrace and established garden providing a lovely setting for relaxing, dining and family life.

The location offers ease of access on foot to Stonehouse town and railway station, along with a range of schools for all ages. Perfect location for canal walks on a relaxing Sunday afternoon. The location also provides ease of access to the motorway.

AGENT'S NOTE:

AI imagery has been used for bedroom four online to show how the currently empty room could be styled as a child's bedroom. This image is for illustrative purposes only.





Outside

Occupying an attractive position within this sought-after development, the property enjoys a pleasant outlook across the central green, with mature trees creating a lovely sense of space and greenery rarely found on modern developments. A generous driveway provides off-road parking for two vehicles and leads to the integral double garage, which benefits from power, lighting and useful storage space. An electric vehicle charging point is also installed, adding further practicality for modern living.

Rear garden offers a tree lined backdrop and a great amount of privacy. A paved terrace extends across the rear of the property, creating an ideal setting for outdoor dining, entertaining throughout the warmer months. Two receptions open onto the terrace making it perfect for those family gatherings.

A selection of established shrubs and trees within the garden offer an array of colour throughout the seasons. A lawned area with stepping stones lead to a great amount of fruit growing to include strawberries, raspberries and redcurrants. Complimented by a corner summer house, perfect for those summer evenings with a glass of wine or two. Tucked away the garden shed offers good storage.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Council Tax Band F and EPC rating C



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Location

Court View sits a short distance from Stonehouse conveniently located with all amenities including a range of independent shops, local family butchers, supermarket, fast-food outlets, restaurants and all health services. The property is very convenient to beautiful canal and woodland walks just minutes away.

It also offers a good selection of schools including private schools, primary and secondary schools' and access to grammar schools in Stroud just 10 minutes away.

The property is located with easy access to the M5 Motorway giving access to Bristol, Cheltenham and Birmingham. The location also makes for easy commuting with a train station located in the centre of Stonehouse travelling directly to Gloucester, Swindon and London Paddington.



Directions

From junction 13 of the M5, follow towards Stonehouse along the A419. At the roundabout take the 3rd exit continuing towards Stonehouse with the canal on your right. At the next roundabout take the 2nd exit onto Bristol road. Continue along this road a short distance, you will see Stonehouse Court Hotel on the right and opposite a turning into Court View on the left. Follow the road into the development and you will see a small circular area turn immediately right after it. Follow the road to the left and continue to the property.



**Approximate Gross Internal Area 2006 sq ft - 186 sq m
(Including Garage)**

Ground Floor Area 1112 sq ft – 103 sq m

First Floor Area 894 sq ft – 83 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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