



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE





# 20 BRAMBLE LANE, STONEHOUSE, GL10 2RA

## The Property

This is a great opportunity to buy an extended family home that offers a wealth of internal space. Located in a cul-de-sac position, with an ease of access to lovely rural walks. A short distance from all Stonehouse centre has to offer. Ease of access to both Junction 12 & 13 of the M5 motorway.

On approach paved driveway with parking for three cars. Side access leads to an enclosed private garden.

Internally: entrance hall with doors leading to sitting room, fitting kitchen/family room. A superb utility/boot room complete with the essential downstairs cloakroom. Complimented by three double bedrooms all having a wealth of natural light and a four piece family bathroom.

A great utility/boot room complete with units and storage space. Also, having a downstairs cloakroom. Perfect for a family.

The sitting room with patio doors opening to the garden, stairs leading to the first floor with under stairs open recess, great space for a desk or bookshelves. A door to a under stairs storage cupboard. Complimented by a corner log burner, perfect for those winter evenings. Completed by engineered oak flooring throughout.

This really is the hub of the house and offers so much space. Fitted kitchen with a range of base units and drawers inset, a great amount of work tops and an integral oven and hob with extractor, space for further appliances. Window to the front, engineered oak flooring throughout. Open to dining and family room area with patio doors opening to the garden. Perfect for that outdoor/indoor connection. The room allows for ease, to combine dining with space to add a sofa for the whole family to get together.

To the first floor, three lovely double bedrooms all offering a wealth of natural light, complemented by a beautiful four-piece bathroom suite

Bedroom one is a double room with a wealth of natural light, a fitted cupboard and space for freestanding furniture. Views to the garden.

Both bedrooms two and three are double rooms and have a wealth of natural light. Complimented by a delightful four-piece family bathroom.

Family bathroom offers that perfect relaxing space after a long day or equally those nights for children's bath and story time, as well as so much space for a family. Having herringbone style flooring, a freestanding roll top bath takes centre stage with a soft pink tiled backdrop. Modern double shower cubicle with black modern fittings and a soft pink tiled backdrop. Also, having a lot of natural light.

This really is a well-loved home enjoyed by our vendors and children, and it provides space for all to enjoy. Throughout the property, feature walls and a range of funky/modern tiling add charm to the internal space. ONLY VIEWERS IN A POSITION TO PROCEED

### AGENTS NOTE

External Pictures are taken out of season,

Stamp duty at £325,000

First time buyers £1,250, Moving home £6,250 , Additional property £22,500









# Outside

## Gardens

The garden offer privacy, and a quiet retreat on two levels. Access from the dining kitchen and sitting room leads out to a sun terrace all laid to Astro style turf for ease of maintenance, this provides a perfect connection of indoor/outdoor living and great for those family gatherings.

A summer house used as a home office complete with electric and lighting with a decked frontage sits within this area as well. The decking is in need of some tender loving care as weathered.

Steps lead down to a delightful area having mature trees overhanging the garden perfect for shade in the summer months. Ideal space for growing vegetables or children den.

To the side is a garden shed with gate leading to the driveway. This allows for ease for any works in the garden.



## 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:** SDC. Council Tax Band C and EPC rating C









## Location

Stonehouse has convenient access to the M5 motorway along with ease of access to train stations at Stonehouse & Cam. From this property it is a short walk to the train station

Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath. Wonderful walks up to Standish and across to Randwick woods.



## Directions

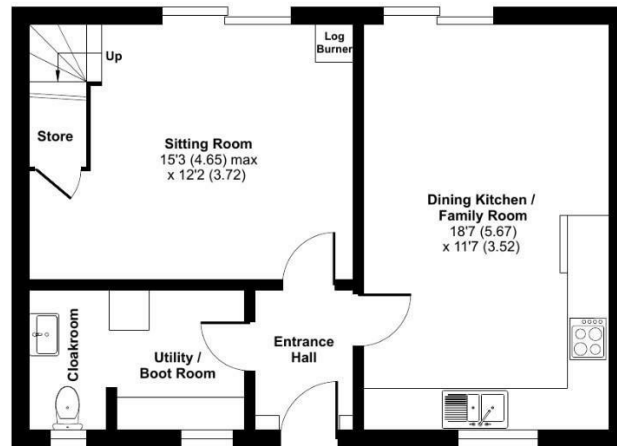
From Junction 13 of the M5 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the first exit onto Bath road B4008 as you drive into the town this becomes the High street. Continue through the town centre and under the bridge, immediately after the bridge there is a petrol station on the left hand side and opposite is Meadow Road on the right, turn up Meadow Road and follow the road along and take fourth right into Bramble Lane. Follow the road along and the property is located on the right hand side as denoted by our for sale board. <http://octopus.workflow.buggy>



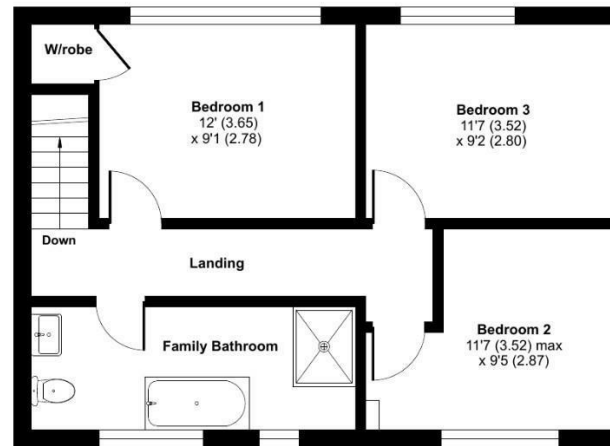
## Bramble Lane, Stonehouse, GL10

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



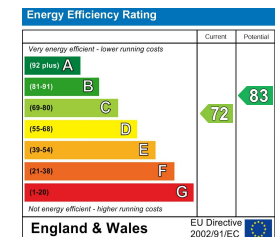
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
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