



Downton Road, Stonehouse GL10 2AX
£315,000



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• Semi-detached 1930s house • Three bedrooms • Enclosed rear garden and mature front garden • Driveway with parking for several vehicles • Single garage • Good transport links • Chain free • Freehold • Council tax band C (£2,257.93) • EPC rating TBC

£315,000

Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room, kitchen/diner, storage cupboard and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed Bay window to front elevation. Open fireplace. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear elevation. Range of wall and base units with sink to include mixer tap and drainer. Space for fridge/freezer, washing machine and freestanding cooker. Gas fireplace. Radiator.

Bedroom One

uPVC double-glazed Bay window to front elevation. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with waterfall shower and hand held shower. Heated towel rail.

Outside

The property has driveway parking for several vehicles and a mature front garden. There is access to the garage and the rear garden via the side gate. The rear garden is fully enclosed and mostly laid to lawn. Additionally there are two patio spaces, ideal for seating, and a small pond.

Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is close to Junction 13 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,257.93 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 16 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

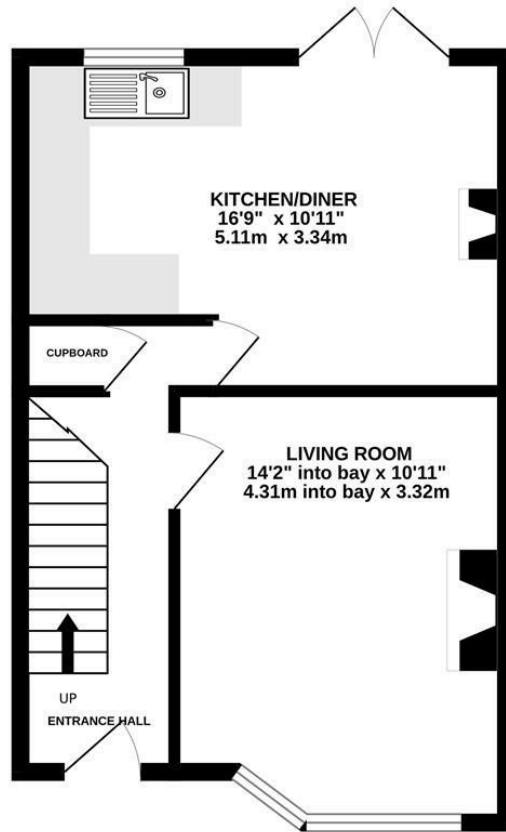
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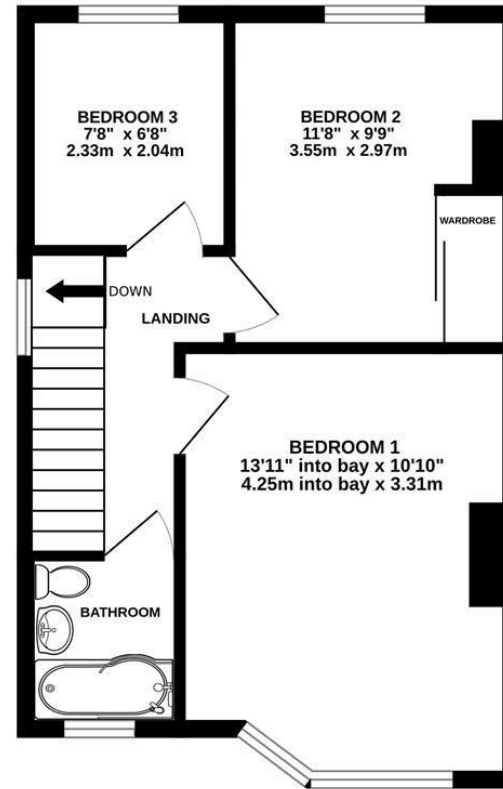
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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (94-100)	A		
81 (81-91)	B		
69 (69-80)	C		
55 (55-68)	D		
39 (39-54)	E		
21 (21-38)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



