



Cheviot House, Claypits, Stonehouse GL10 3AJ



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A unique opportunity to purchase this substantial house set within approximately 1.7 acres of gardens and paddocks. Built in the 1930's the property has been extended to offer spacious and versatile accommodation. The ground floor accommodation comprises of a large kitchen/breakfast/dining area with separate utility room, downstairs shower room and lounge with bay window to front. On the first floor there are four good size double bedrooms with ensuite bathroom to principle bedroom and a family bathroom.

Outside the property benefits from a private driveway and enjoys approximately 1.7 acres of paddock and gardens surrounding the property. There are a range of outbuildings/stables to the rear of the property including a converted garage. The paddock does have separate access onto the A38 giving access to large vehicles.

Guide Price £750,000





Location

Eastington benefits from a thriving village Co-operative store, primary school, public house, coffee shop, butchers, hair salon and the village hall. Eastington is easily accessible to junction 13 of the M5 and Stonehouse which has comprehensive shopping and leisure amenities as well as a mainline railway link to London Paddington, Cheltenham and Gloucester. There are a good range of educational needs with secondary education available in nearby Stonehouse. The Marling Grammar School for boys and the Stroud High School for girls are both found in Stroud while Wycliffe College offers private education and is found in Stonehouse.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

F

Services

The property is connected to mains gas, water and septic tank.

Easements

We have been informed there are no rights of way or easements.

Local Authority

Stroud District Council
Telephone: 01453 766321

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.





- Substantial Detached Property
- Approximately 1.7 acres of Gardens, Paddock & Stables
- Stables and Outbuildings
- Four Double Bedrooms
- Ensuite to Principle Bedroom
- Family Bathroom
- Lovely Open Plan Kitchen/Breakfast/Dining Room
- Utility
- Cloakroom
- Separate Reception Room With Bay Fronted Window

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Claypits, Eastington, Stonehouse, GL10

Approximate Area = 2096 sq ft / 194.7 sq m (excludes store)

Outbuildings = 509 sq ft / 47.2 sq m

Total = 2605 sq ft / 241.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1176997

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

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