

Great Oldbury Drive, Stonehouse GL10 3FQ

£485,000

naylor powell

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• Detached house with sizeable accommodation throughout • Four immaculate double bedrooms • Light and airy kitchen/diner/family room ideal for entertaining • Additional living room with electric fireplace • Mature front and rear gardens with an overall plot size of 0.10 acres • Three parking spaces in front of garage • Overlooking playing fields and community centre • Freehold • Council tax band E (£2,966.90) • EPC rating B64

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

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Entrance Hall
Composite door to entrance hall. Access to living room, kitchen/family room, cloakroom, under-stairs storage cupboard and stairs rising to the first floor. Radiator.

Living Room
uPVC double-glazed window to front elevation and two uPVC double-glazed windows to side elevation. Electric fireplace. Radiator.

Kitchen/Diner
uPVC double-glazed window to front elevation, uPVC double-glazed window to side elevation and uPVC double-glazed French doors to garden. Range of wall and base units to include integrated fridge/freezer, dishwasher, eye-level double oven, four ring gas hob and stainless steel one and a half bowl sink with mixer tap and drainer. Access to utility room. Two radiators.

Utility Room
uPVC double-glazed door to rear elevation. Base unit with worktop and plumbing for washing machine.

Cloakroom
Low-level WC and wash hand basin. Radiator.

Bedroom One
uPVC double-glazed window to side elevation. Built-in wardrobes and access to en-suite shower room. Radiator.

En-Suite Shower Room
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower. Heated towel rail.

Bedroom Two
uPVC double-glazed window to front elevation. Radiator.

Bedroom Three
uPVC double-glazed windows to front and side elevation. Radiator.

Bedroom Four
uPVC double-glazed window to side elevation. Radiator.

Bathroom
uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside
The property has an overall plot of 0.10 acres boasting lawned gardens to the front and back. The front has shrub borders and a number of different plants and trees, creating a private feel. The rear garden is fully enclosed and provides access to the driveway, it is mostly laid to lawn with patio area and raised beds. The driveway provides parking for three vehicles and there is a single garage with power and light.

Location
This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary school. The property is within easy reach of 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. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham.

Material Information
Tenure: Freehold.
There may be a service charge once the development is complete.
There is approximately 6 years remaining on the NHBC warranty.
Council tax band: E.
Local authority and rates: Stroud District Council - £2,830.40 (2025/26).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 22 Mbps (basic) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

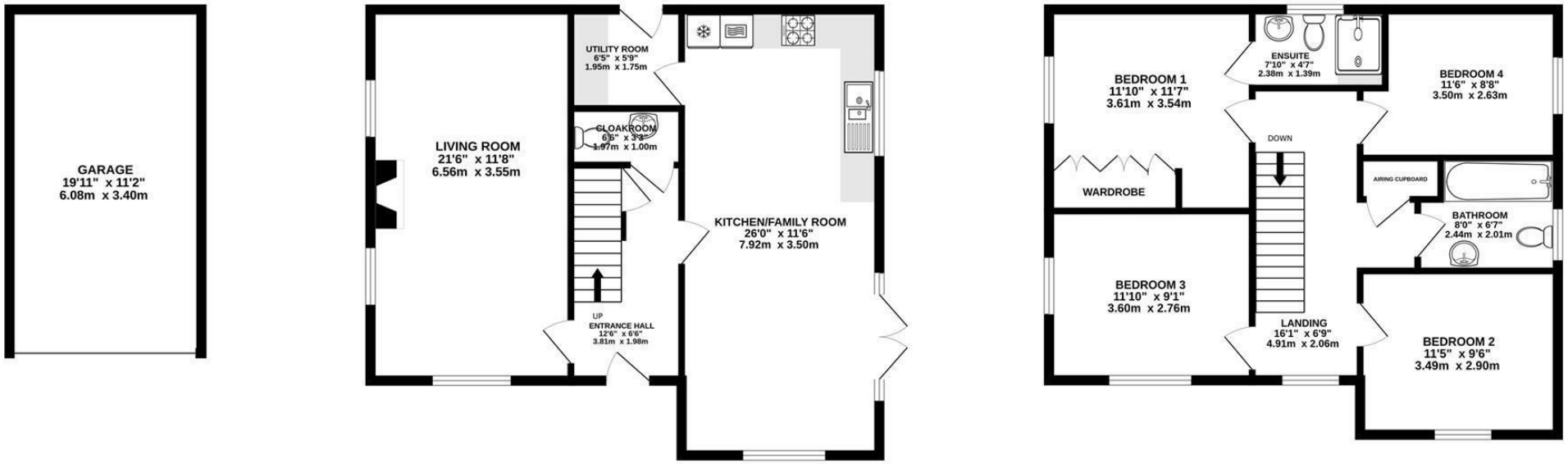




GARAGE
223 sq.ft. (20.7 sq.m.) approx.

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



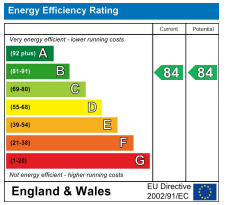
TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

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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