



**Laburnum Walk, Stonehouse, Gloucestershire, GL10 2NR**

**Asking Price £785,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Laburnum Walk, Stonehouse, Gloucestershire, GL10 2NR

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This wonderful extended period family home, beautifully combines traditional charm with modern convenience. Thoughtfully extended to the rear and into the roof space, the property offers a well-balanced layout ideal for family living. The ground floor features a welcoming tiled entrance hall, a bright lounge with an attractive bay window, and a separate snug providing a cosy additional reception space. The impressive kitchen–dining–family room forms the heart of the home, fitted with classic shaker-style units and a range of integrated appliances, creating an inviting area for everyday living and entertaining with Bi-fold doors leading outside. A practical utility room leads to a WC and a rear lobby/coats area, adding further functionality. The first floor offers three generous double bedrooms, a stylish family bathroom, and an additional modern shower room. The landing, light and bright full of character, continues upward to the superb top-floor master bedroom, enjoying a double aspect and served by its own contemporary en-suite. Externally, the property benefits from driveway parking for several vehicles and a level lawned garden, with views across a neighbouring playing field. Situated within walking distance of the excellent amenities Stonehouse has to offer—including shops, schools, and the railway station—this home provides both convenience and a sense of community. Throughout, the property showcases some charming period features, high ceilings, and an evident eye for detail from the current owner, resulting in a home that is as elegant as it is practical.





#### Amenities

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

#### Entrance Hallway

A beautiful welcoming hallway with tall ceilings, tiled floor, staircase with cupboard and light beneath rising to the first floor, original part stained a glass window, part panel effect walling.

#### Living Room

A large versatile room with cast-iron fireplace, tiled inserts and grate with mantel over. Old school style radiator, double glazed sash style bay window to the front. Two further double glazed sash style windows, alcove cupboard and book shelving, ceiling roses.

#### Snug/Playroom/Study

Could be used as a snug /study or playroom with double glazed sash



window, chimney breast with tiled inserts, tall ceiling, old school style radiator, provision for a high-level television.

#### Kitchen/Dining/Family Room

A wonderful space with a shaker style range of fitted base units with high-level larder style cupboards. Integrated fridge and freezer, electric oven and microwave, induction hob with built-in extractor. A matching central island with granite worktops, double Belfast sink with mixer, built-in dishwasher and integrated recycling drawers. Additional drawers and breakfast bar are also incorporated into the central island. Limestone flooring, pelmet lighting and recessed lighting, tiled limestone flooring, wide bi-fold doors looking out onto the rear garden.

#### Utility

Tall storage unit, plumbing for washing machine and space for tumble dryer, tessellated tiled flooring, door to WC and door to rear coats area/porch.

#### WC

Wash basin to vanity storage unit, extractor, WC, tiled flooring, recessed lights.

#### Coats Area/Lobby

A useful area for coats and shoes with a wide double cupboard housing the



gas fired hot water boiler and underfloor heating valves. Old school style radiator, panelled effects walls.

#### First Floor Landing

Old school style radiator, original sash window with stained glass inserts, picture rail and staircase leading to the top floor master bedroom.

#### Bedroom 3

Double glazed sash style window to playing fields, cast-iron fireplace to mantel, picture rail, radiator, part panelled effect walling.

#### Bedroom 2

Cast-iron fireplace, picture rail, radiator, double glazed sash style window.

#### Bedroom 4

Cast-iron fireplace, picture rail, radiator, double glazed sash style window.

#### Family Bathroom

A modern white suite comprises a panelled bath with telephone style taps and shower handset, wash basin, WC, part panelled effect walling, dado rail, picture rail, extractor, heated towel rail/radiator, tiled flooring.



#### Family Shower Room

A modern white suite comprising a WC, wet room style shower with waterfall head, wash basin to a vanity storage unit, opaque double glazed window, heated towel rail/radiator, picture rail, extractor, tiled floor, shaver point.

#### Top Floor

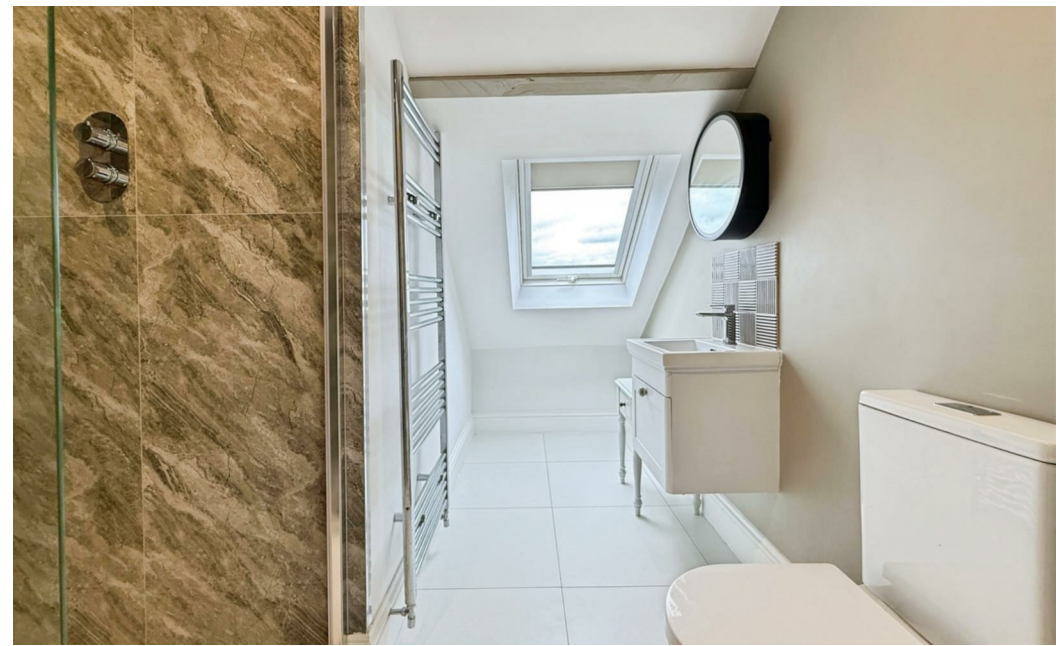
##### Master Bedroom

A large room with two double glazed sash style dormer windows looking out over the playing field and an additional roof window with blind to the rear. Double radiator, recessed lighting, bedside lighting, ceiling beams and door to ensuite.

##### En-Suite Shower Room

Deep shower with waterfall head and personal handset, WC, wash basin to vanity storage, heater towel rail, roof window, extractor, recessed lighting, tiled floor.

#### Outside



#### Front Garden/Driveway

A driveway laid to stone chippings with wide entrance leads the main garden running alongside the lawn, it also turns and runs to the side of the house. The front garden is approached through a tall iron gate with pathway leading to a storm porch and also links in with the main garden. Shrub beds run alongside the house and the front garden is majority bound by hedging.

#### Rear Garden

The rear garden is predominantly laid to grass with wooden tool shed in the corner and patio adjacent to the property. A level garden ideal for children to play in.

#### Agents Notes

The property is heated by a gas fired central heating boiler with the addition of underfloor heating in the utility, WC, kitchen dining room and hallway.

#### Tenure

Freehold

#### Council Tax Band E

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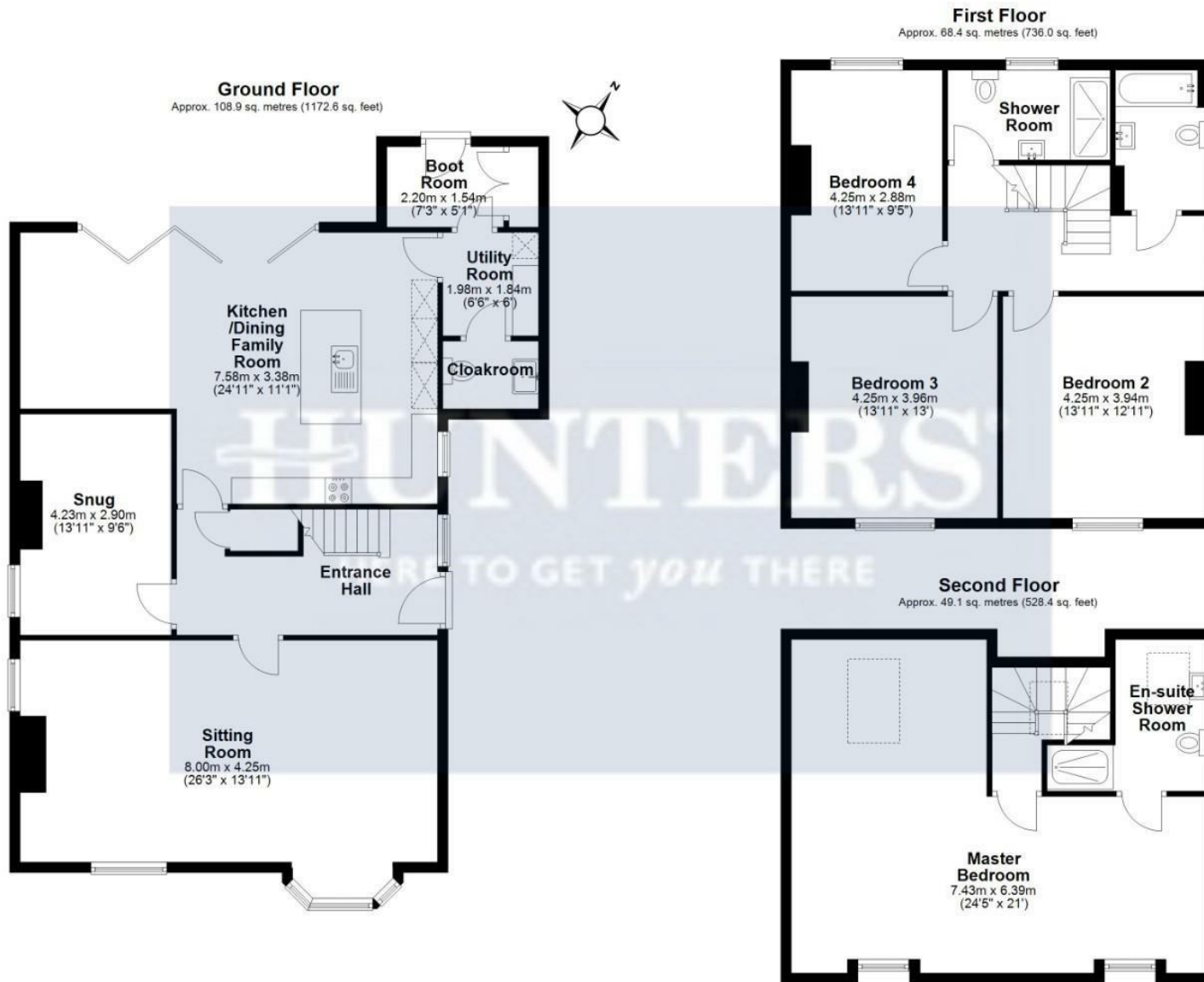
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	73

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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.

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