



Holmlea, Claypits, Stonehouse GL10 3AJ  
£600,000

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EXCLUSIVE



## Holmlea, Claypits, Stonehouse GL10 3AJ

Occupying a generous plot and extending to over 2,000 sq ft of accommodation, Holmlea is a substantial detached family home offering spacious and versatile living throughout. Well-presented yet offering excellent scope for a new owner to modernise and personalise to their own taste, this is a rare opportunity to acquire a sizeable home in a sought-after village setting.

The ground floor provides a wealth of flexible living space, including a welcoming entrance hall, a spacious dual-aspect sitting room with attractive bay window, a separate study, boot room and a practical utility room. The kitchen flows into a wrap-around conservatory, creating an excellent space for family living and entertaining whilst enjoying views over the rear garden.

Upstairs, the property offers five well-proportioned bedrooms, two of which benefit from fitted wardrobes, and are served by three bathrooms, including an en-suite shower room to the principal bedroom, making the property ideally suited to growing families.

Externally, the property benefits from ample off-road parking for multiple vehicles and a large rear garden backing onto open fields, providing a wonderful sense of space and privacy. To the rear, a substantial workshop offers further versatility, ideal for hobbies, storage or those working from home.

Combining generous proportions, flexible accommodation and significant potential for enhancement, Holmlea represents a fantastic opportunity to purchase a large family home in a desirable village location.





Eastington is a highly regarded Gloucestershire village situated between Stonehouse and Junction 13 of the M5, offering an excellent balance of rural surroundings and convenient transport links. The village benefits from a range of local amenities including a primary school, village hall, public houses, convenience stores and a thriving community atmosphere.

The nearby town of Stonehouse provides a wider selection of shops, supermarkets, cafés and leisure facilities, together with a mainline railway station offering direct services to Gloucester, Cheltenham, Bristol and London Paddington. The larger centres of Stroud, Gloucester and Cheltenham are all within easy reach, making the area particularly popular with commuters.

Holmlea enjoys a pleasant position on Claypits, with the rear garden backing onto open fields, providing an attractive outlook and a semi-rural feel whilst remaining conveniently located for everyday amenities. The surrounding countryside offers an abundance of walking, cycling and outdoor recreational opportunities, with the scenic Cotswold Hills and Stroud Valleys close by.

#### **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 family home extending to over 2,000 sq ft
- Generous and versatile accommodation throughout
- Five well-proportioned bedrooms
- Three bathrooms, including an en-suite to the principal bedroom
- Fitted wardrobes to two bedrooms
- Spacious dual-aspect sitting room with attractive bay window
- Kitchen opening into a wrap-around conservatory
- Separate study, ideal for home working
- Practical utility room and boot room
- Detached workshop providing excellent storage or hobby space





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.

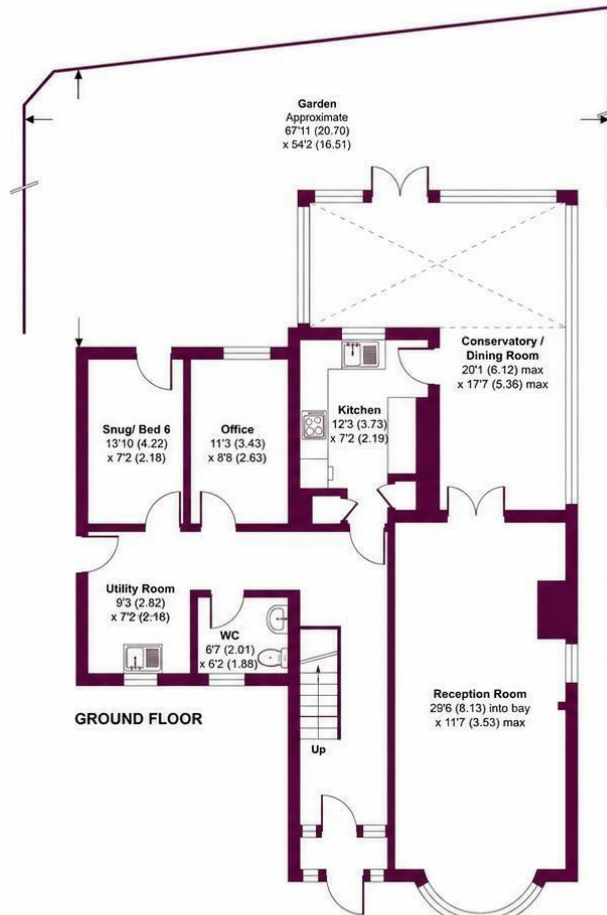
# Holmlea Claypits, Eastington, Stonehouse, GL10

Approximate Area = 2198 sq ft / 204.2 sq m

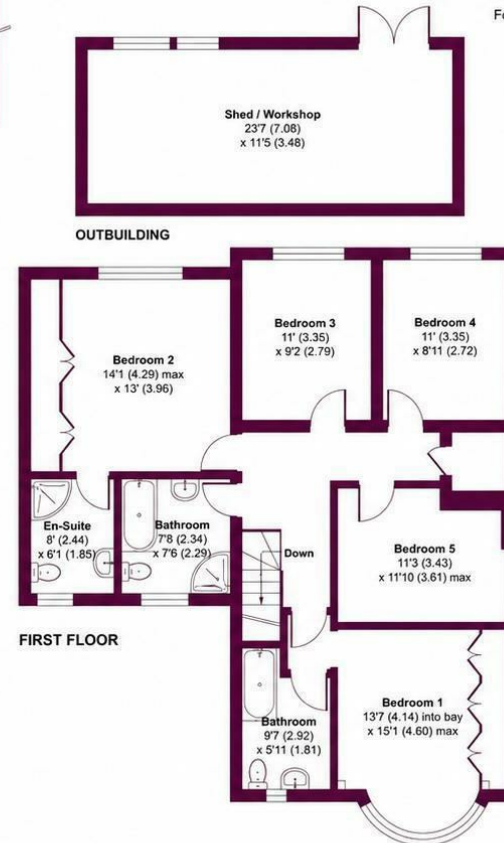
Outbuilding = 270 sq ft / 25 sq m

Total = 2468 sq ft / 229.2 sq m

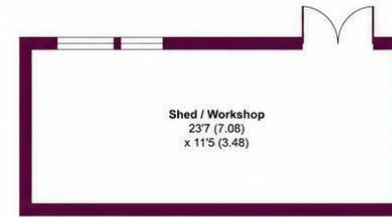
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

| 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 |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| 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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