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# 123 GREAT OLDBURY DRIVE, GREAT OLDBURY, STONEHOUSE, GL10 3FX

## *The Property*

A beautifully presented four-bedroom detached family home within the ever-popular Great Oldbury development. The house offers a open aspect to the front with a wealth of natural light throughout. Further benefiting a converted garage that offers storage to the front and a home office/studio with an ease of access from the garden. Built in 2019 and owned by the same family since new.

On approach, a pathway leads to the front door and continues along the side of the house to the garden gate and rear garden. There is a small lawn to the front edged with wrought iron fencing. A storm porch sits above the front door and leads into the entrance hall. Doors lead to the sitting room, the family dining kitchen, the downstairs cloakroom, and under-stairs storage. The stairs turn and rise to the first floor.

The sitting room is bright and welcoming, with a front window that brings in plenty of natural light and open aspect. There is good space for a corner sofa and freestanding furniture, with a view over the small front lawn, and the green beyond.

The contemporary open-plan kitchen and family dining room is the hub of the home and connects well with outdoor living. There is a range of white base cabinets complimented by wood-effect wall mounted cabinets. Integrated appliances include an oven, gas hob, extractor fan, dishwasher, and fridge/freezer. The room offers generous worktop space for meal preparation. A utility cupboard provides space for a washing machine and tumble dryer. The open plan dining area suits everyday family life and entertaining, with space for a eight-seater table, sofa, and additional furniture. Patio doors lead to the rear terrace and garden.

The stairs turn and rise to the first floor, with a window to the side and a good-sized landing area with doors to all rooms and loft access. The layout continues to impress with a master bedroom having open outlook and en-suite shower room and three further well-proportioned bedrooms, along with a family bathroom. All rooms enjoy excellent natural light.

The master bedroom is a calm and inviting space with a window to the front looking out over the green. There is space for a king-sized bed and freestanding furniture. The dressing area includes a double wardrobe with sliding doors. The modern en-suite is tiled, chrome fixtures, and a glazed shower enclosure.

Bedroom two is a generous double room overlooking the rear garden, ideal for children or guests, with a freestanding wardrobe and room for a bed and additional furniture.

Bedroom three is another double room, currently used as a guest room, with excellent light from the rear-facing window.

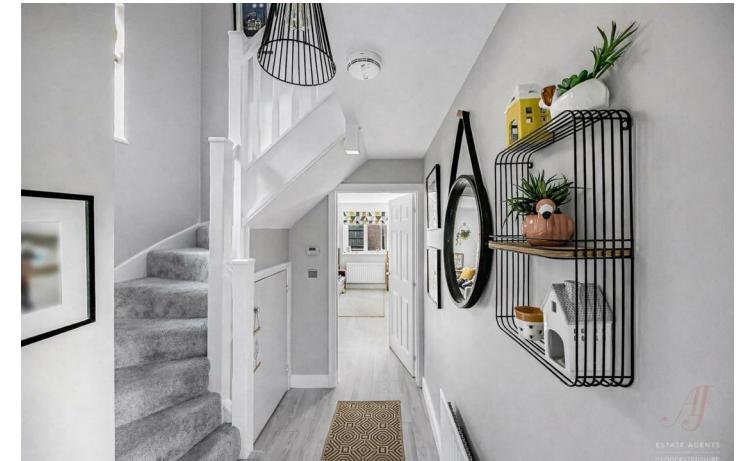
Bedroom four is presently a playroom or study but works well as a child's bedroom or home office.

The family bathroom is fresh and bright with an opaque window to the side, a full-sized bath with shower attachment, a white basin, and a low-flush WC.

### AGENTS NOTE

Stamp duty at £375,000 first time buyer £3,750 Moving home £8,750 Additional property £27,500

PLEASE NOTE THAT VIEWERS NEED TO BE IN A POSITION TO PROCEED





# Outside

## Outside

The house has an enclosed rear garden accessed by a side gate or from the kitchen through the patio doors. The garden has a lawn and a paved terrace that runs along the back of the house. This area works well for seating and dining offering a seamless connection for indoor/outdoor living. A garden shed sits to the side. The garden is fully fenced and has planted borders with a mix of shrubs.



A single garage sits to the rear (currently converted to storage and home office/studio,) with an up and over door and a driveway in front that provides parking for two. There is a path from the garden that leads directly to the rear door of the home office/studio. and window to the side.

The room offers a flexible space for anyone working from home. It is finished with LED ceiling lights, vinyl flooring, window overlooking the garden and a door to the side leading into the garden. The layout suits a home office, studio or treatment room. Currently used as a treatment room with an AI image of what would look like as an office



There is space for a desk and room for larger equipment or storage. The current setup shows how the room supports a professional environment with good lighting and power points.

## Useful Information

**Tenure:** Freehold

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band D and EPC rating B





## Location

The Great Oldbury development is a lovely new development with a great community feel, a short distance to all facilities in the nearby Eastington, Whitminster and Stonehouse. Convenient access to the M5 motorway along with ease of access to train stations at Stonehouse & Cam.

Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.

Great Oldbury has a proposed local centre on the development which will include a doctors surgery. This development forms part of an exciting new community and will have play areas, sports pitches and a local centre.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys). There is also a lovely local nursery, Little Angels, within walking distance of the property (Ofsted rated Good).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.

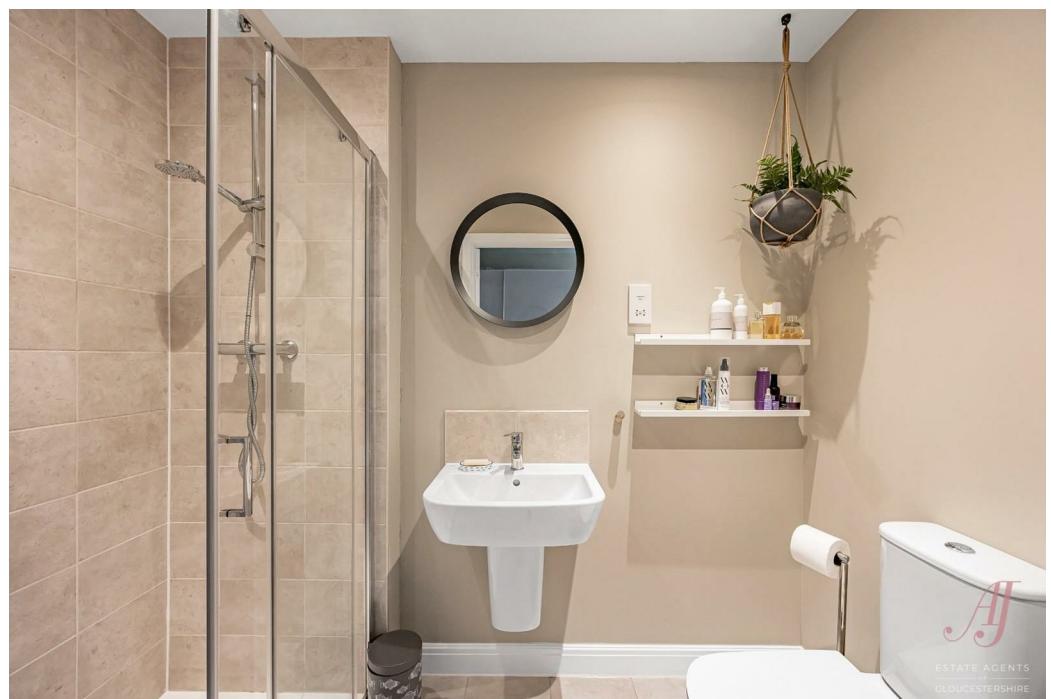
## Directions

From Junction 13 of the M5, take the first exit on the A419 towards Stonehouse. At the next roundabout with Shell Petrol station and Little Waitrose on your left, take the second exit onto Grove Lane. Continue along this road as it becomes Great Oldbury Drive, follow the road past the playing fields on your left and the junior school. At the roundabout turn right and continue along Great Oldbury Drive, pass the turning for Compton Close on your left and just before Rowbotham Way the property is located on the left hand side, as denoted by our for sale board.//ratty.bookshop.general



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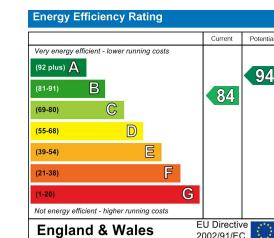


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**Approximate Gross Internal Area 1120 sq ft - 104 sq m  
(Excluding Outbuilding)**

Ground Floor Area 560 sq ft - 52 sq m  
First Floor Area 560 sq ft - 52 sq m  
Outbuilding Area 121 sq ft - 11 sq m



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