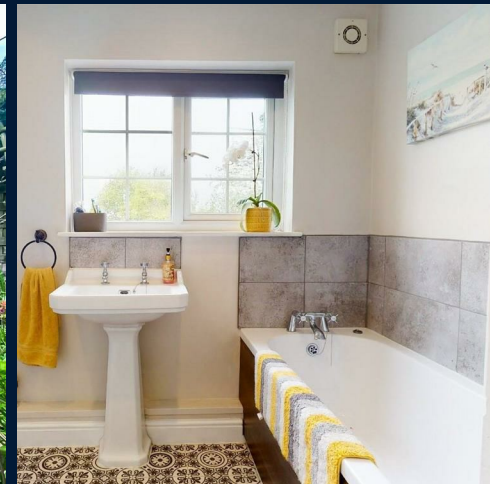


BATH COTTAGES



1 BATH COTTAGES STONEHOUSE, GL10 3AX

Guide price £435,000

Description

This is a perfect example of village living in a stunning attached cottage that has undergone modernisation throughout. The owners have taken considerable care to combine character with the needs of a modern family. Parking on approach for three cars with an integral double garage offering a wealth of storage and access directly into the property. On approach a porch leads into a beautifully presented dining family room complete with exposed brickwork and log burner inset. Opening to a fully fitted kitchen with central island, views to the most stunning country garden. Under stairs storage with stairs leading to the first floor and a downstairs cloak/boot room with door to the garden. Sitting room having french doors leading to the garden and internal door to the garage.

To the first floor, master bedroom with distant views to the front, his n her fitted wardrobes and two windows providing a wealth of light. Three further bedrooms all having fitted wardrobes and views to the front or garden and beyond. A four piece family bathroom beautifully presented with stunning views completes the first floor.

Formal gardens, play areas and enclosed vegetable garden benefitting from being of a southerly aspect. The garden has been a labour of love for the owners and enjoyed by the whole family, it really has to be seen to be fully appreciated. Chippings and a small terrace directly outside the cottage, with shaped yew trees and box hedging leads you to a pathway with a wealth of planting to each side. A rustic shed, originally the old outhouse, nestled amongst the plants. A shaded area with a stunning silver birch and perfect play area for children, A chipping area perfect for alfresco dining opening up to a lawned garden. The pathway follows to the head of the garden with an ornamental pear tree leading to a corner gazebo with a climbing clematis to sit and relax and enjoy a glass of wine. A trellis divide and gate lead you into the vegetable garden having raised beds and currently a wealth of planting complete with greenhouse, two garden sheds and apple and pear trees. The current owners have grown a wealth of vegetables and fruit to supply the family as well as having stunning flowers to pick and enjoy.

- Stunning attached cottage in the heart of the village
- Open plan dining and family room with log burner
- Sitting room opening to the garden
- Four lovely bedrooms with fitted wardrobes
- Integral double garage with parking in front
- Modernised throughout to combine period features with modern living
- Beautiful well planned kitchen with central island
- Downstairs cloak and boot room
- Incredible southerly aspect gardens
- Enclosed vegetable garden





Location & Amenities

Eastington is a thriving community, well served by village shops including family owned and managed long established Broomhalls butchers, a post office, a good English pub The Old Badger Inn, with fine dining at Kings Head House. The Eastington Farm Shop, newly featured and ethically minded, has café facilities and supports local farmers' fresh produce and artisan products

Eastington is highly desirable due to its superb location nestling between rolling Cotswold vistas, winding River Severn and redevelopment of Stroudwater canals. These and the River Frome provide a wealth of nature and historic interest with its many sites and walks to be explored whilst enjoying easy travel links. Junction 13 of the M5 is just one mile away. Stonehouse Railway station approx. (3 miles) has direct train links to London (Paddington). Cam railway station approx. (5 miles) has a direct line to Bristol (Parkway).

OWNER COMMENTS

Living in Eastington we love the surrounding fields where we can walk the dog and take the children, with minimal hills and even a river close by where the dog can have a swim!

The village is perfect for the children, a fantastic local playgroup within walking distance and extremely good rated primary school. Everyone is so friendly, often having chats with the children when we are out and about. Everywhere is so accessible- the motorway for longer journeys, but also the neighbouring villages and of course close to Stonehouse and Stroud centre.

Our house is light, airy and spacious, offering that extra storage in each room, as well as the sheds, loft and garage! We didn't expect to become gardeners when we moved here, but the garden has taught us so much and we now seek out jobs just to be outside and enjoy the peace it offers us. The garden always has sun (when it graces the UK with its presence!) and the sunrise can be seen through our bedroom window in the morning, and setting over the back garden in the evening so that we can make the most of those sunny days. This house and village offer the complete package for a family who love to be outside and feel safe as part of a lovely community.

AGENT NOTE

Please note that the owners need to find a new home and a quick sale will not be possible.

Virtual Tour Link:

<https://my.matterport.com/show/?m=pgKNCyUV3Hq>



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

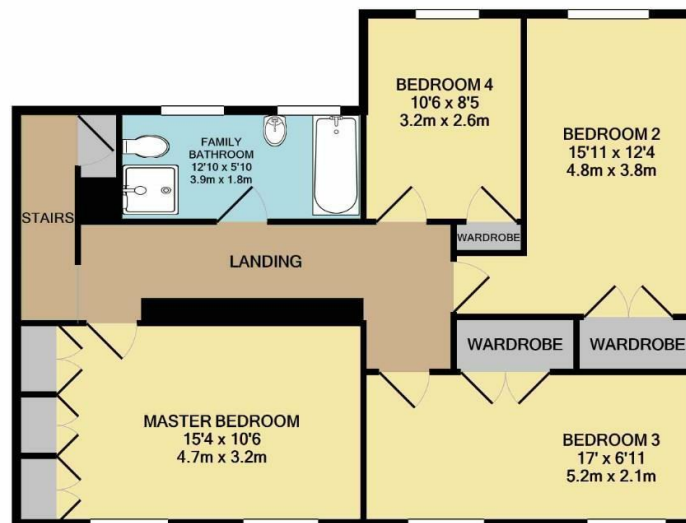
Fixtures and Fitting: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

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

Directions

From Junction 13 of the M5, continue towards the island towards Stonehouse and Stroud the A419. You will see a petrol station on the left, take the 4th exit sign posted Eastington. This road is called Springhill, follow this road into the village passing the The Badgers Inn on the left hand side. This road becomes Alkerton road, follow this road up to the next island and you will see a convenience store on the right hand side. Turn left and follow this road as it leads out of the village. You will see a lane leading off to the left hand side. The property is directly opposite as shown by our for sale sign on the right hand side.

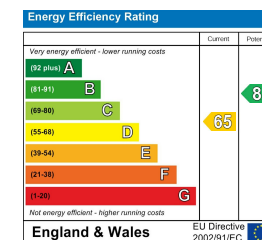




TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (165.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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