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54 EBLEY ROAD, STROUD, GLOUCESTERSHIRE, GL10 2LQ

The Property

This attractive detached family home occupies a lovely edge-of-development position, with first floor views towards Selsley Common and a layout that works beautifully for modern family living. Well cared for throughout, the property offers generous and flexible accommodation arranged over two floors, including four double bedrooms, two reception rooms, a fitted dining kitchen, separate utility room and a dedicated study/home office.

To the rear, a private driveway provides parking for two vehicles and leads to a detached double garage, offering further parking, excellent storage or potential for those needing additional space.

The front garden has been designed for easy upkeep, with chippings set either side of the path leading to the front door. Planted containers add colour and interest, while the boundary fencing has been renewed within the last eighteen months.

Inside, the property opens into a bright and welcoming entrance hall with ceramic tiled flooring. Doors lead to the sitting room, fitted dining kitchen, study, cloakroom and a useful understairs cupboard, while stairs rise to the first floor.

To the front of the home is a dedicated study or home office, ideal for those working from home or needing a quiet space away from the main living areas. The room features bespoke fitted shelving and a bay window with built-in bench seating and storage beneath. Ceramic tiled flooring continues through this space, complemented by electric underfloor heating.

The sitting room is warm and comfortable, with a bay window to the front drawing in plenty of natural light. The room has space at ease for three sofas, creating a generous family sitting room, while a feature wall adds character. A glazed door opens through to the dining room.

The dining room is a bright and sociable space, with a bold feature wall and botanical-themed wallpaper creating a lovely sense of style. French doors open directly onto the terrace and garden, allowing the room to connect easily with the outside. There is space at ease for a six-seat dining table and chairs, making this an ideal setting for family meals and relaxed entertaining. Ceramic tiled flooring continues through, with underfloor heating, and a door leads through to the kitchen.

The fitted dining kitchen offers a lovely everyday family space, with room for a small table and four chairs, ideal for breakfast, children's tea or a morning coffee. A low window frames the outlook across the garden, bringing in natural light and giving the space a pleasant connection to the outside.

The kitchen area is fitted with a range of cream wall and base cabinets, finished with chrome handles and dark wood-effect work surfaces, with a stainless steel sink inset. Integrated appliances include a gas hob, electric oven, extractor, fridge freezer and dishwasher, while a further window looks out across the garden. Tiled flooring runs throughout this area, with doors leading back through to both the dining room and entrance hall.

Off the kitchen, the utility room provides valuable additional storage and practical workspace, with matching units, space for a washing machine and tumble dryer, a wall-mounted boiler and a door leading out to the side garden.

On the first floor, the L-shaped landing gives access to all four double bedrooms, the family shower room, an airing cupboard and the loft.

The master bedroom is a calm and well-presented retreat, featuring a floral feature wall and triple mirrored wardrobes. There is space for a king-size bed and further furniture, while the front-facing window brings in good natural light and enjoys views towards Selsley. A door leads into the modern en-suite shower room, fitted with a contemporary vanity unit with basin, WC and corner shower enclosure with chrome fittings, along with a window to the front.

Bedroom two is a generous double room positioned to the front of the property, with space for freestanding wardrobes and additional furniture, also enjoying views towards Selsley.





Outside

Rear and front garden

Outside, the property enjoys well-kept gardens to both the front and rear, with the rear garden offering a particularly private and inviting space for family life and entertaining.

To the front of the property, a path leads to the entrance door, with chippings set either side for ease of maintenance. Planted containers add colour and interest, while the boundary fencing around the front garden has been renewed within the last eighteen months.

The rear garden can be accessed from the French doors in the dining room, as well as from the side door in the utility room. Thoughtfully arranged and beautifully kept, it offers a lovely balance of lawn, planting and seating areas, creating an attractive outdoor space that feels both practical and welcoming.

At the centre of the garden sits a level lawn, bordered by soft edging, established planting and decorative pots which bring colour and interest. The garden feels enclosed and secure, with tall fencing and mature greenery providing good screening, while the planting softens the boundaries and adds to the overall sense of privacy.

A paved terrace sits close to the house, providing an ideal area for outdoor dining, with space at ease for a table and chairs. Further areas of paving and chippings have been arranged around the garden, offering additional places to sit and enjoy the sunshine at different times of the day.

The garden has a pleasant, established feel, with a mixture of shrubs, small trees, raised planting and colourful pots creating interest through the seasons. Outdoor lighting adds atmosphere for summer evenings, while outside double electric sockets provide useful practicality.

A gravel pathway runs along the side of the property, leading to a discreet bin storage area and a small garden shed, which will remain with the property. At the rear, a gate opens onto a private driveway providing parking for two vehicles, along with access to the detached double garage, which has power, light and storage within the rafters.



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 E and EPC rating C





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Location

Located between Stonehouse, Stroud and a short walk into Ebley where you have a wealth of facilities to include: indoor soft play centre, to the main square a stunning water backdrop, perfect location for the very well-regarded Kitsch cafe and wine bar. Located a short distance from the house, perfect starting point before a relaxing walk or bike ride along the canal. A short drive to Stonehouse offering a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Complimented equally a short drive into Stroud, well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Schools & Transport Links:

The location offers a selection of primary and senior schools in Stonehouse and Stroud along with a selection of private schools. 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 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the second exit onto the Ebley road passing Wycliffe school on your right and continue a short distance until you see a development on your left hand side with a turning into Renard Rise. The property is located on the front of the development and access to the property and driveway, follow into Renard Rise and follow the road to the right and keep following to the right and you will see the access to the house and double garage as denoted by our for sale board.

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Approximate Gross Internal Area 1264 sq ft - 117 sq m

Ground Floor Area 639 sq ft - 59 sq m

First Floor Area 625 sq ft - 58 sq m

Garage Area 296 sq ft - 27 sq m

(Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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