



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



5 RENARD RISE, EBLEY, STONEHOUSE, GL10 2BS

The Property

A delightful four bedroom detached family home set within a small, established development with easy access to Stonehouse and Stroud, as well as canal side walks nearby. Positioned on a corner plot, the property enjoys an enclosed, part walled garden designed with low maintenance in mind, together with a single garage and parking located directly behind.

Internally an entrance hall with tiled flooring creates a welcoming first impression and leads to a downstairs cloakroom, stairs rise to the first floor and doors to the fitted dining kitchen and sitting room with understairs storage.

The sitting room provides a comfortable family space positioned to the front, with one window to the front and two to the side allowing a wealth of natural light, space at ease for furniture and an electric fire with wooden surround creates a focal point to the room.

A superb fitted dining kitchen forms the heart of the home and spans the full depth of the property. The kitchen offers a range of base and wall mounted cabinets in a cream gloss finish with dark wood effect work surfaces. Built-in fridge/freezer, integrated dishwasher, Single electric oven, gas hob and extactor. A window enjoys a pleasant outlook to the garden, ideal for keeping an eye on children playing, with sink inset. A door leads through to the utility room with space for a washing machine and tumble dryer. A cupboard houses the boiler, and a back door opens to the outside path which continues around to the garden. The dining area provides space at ease for an eight seater table and chairs, window to the side and French doors open directly onto the garden, creating an easy connection between inside and outside living suited to both everyday use and summer entertaining.

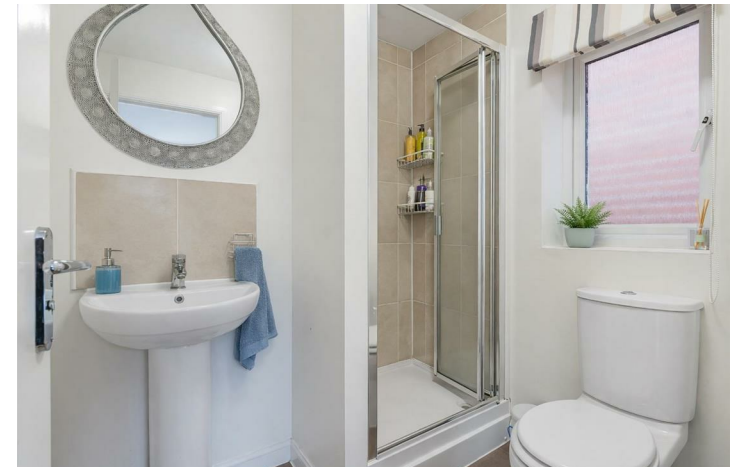
Upstairs, the first floor landing with loft hatch, doors to all bedrooms, family bathroom, and a useful storage cupboard.

The master bedroom is a well proportioned double room with window looking out to the rear with views tot eh garden, a freestanding wardobes along one wall and the benefit of an en suite shower room fitted with shower enclosure, hand wash basin, WC and opaque window .

Bedroom two is a generous double room enjoying windows too two sides which enhance the sense of light and space. Bedroom three is another well balanced double room suited to family, guest or workspace use, while bedroom four also a double provides flexibility as a nursery, study or additional bedroom.

The accommodation is completed by a family bathroom, with shower over the bath, hand wash basin and low flush WC, along with an opaque window.

Positioned within a well established development close to Stonehouse and Stroud, and within easy reach of canal side walks, the home offers a balanced layout, a corner plot setting and an enclosed garden suited to everyday family life.





Outside

Outside

The rear garden is accessed via the French doors from the dining area, from the utility room and also through a rear gate. The garden sits directly off the kitchen, creating a natural extension of the living space and making everyday use feel easy. A paved terrace provides space for outdoor dining, barbecues and seating, with the French doors creating a smooth connection between inside and out.

Beyond the terrace, a lawned area offers room for children to play or for pets while remaining simple to maintain. Part walled boundaries with fencing enclosing the garden. A decked seating area creates an additional space for relaxing or entertaining, while side access and storage space support practical family living.

The garden enjoys a pleasant outlook back towards the property with distant views towards Selsley, adding to the sense of openness. The development also benefits from a nearby communal green and play area, providing further outdoor space close by.

Parking and garage

A single garage is located behind the property beneath the coach house, being the first garage, with one allocated parking space directly in front. The position keeps vehicles conveniently close while separate from the garden space, helping the outdoor area remain relaxed and usable.



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 C



Location

Located between Stonehouse, Stroud and a short walk into Ebley.

Ebley:

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.

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:

Stroud is a 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 towards Ebley and Caincross, continue down this road past the hand car wash on your left hand side. Turn left onto Renard Rise and at the T junction turn left, the property is located immediately on the left hand side.

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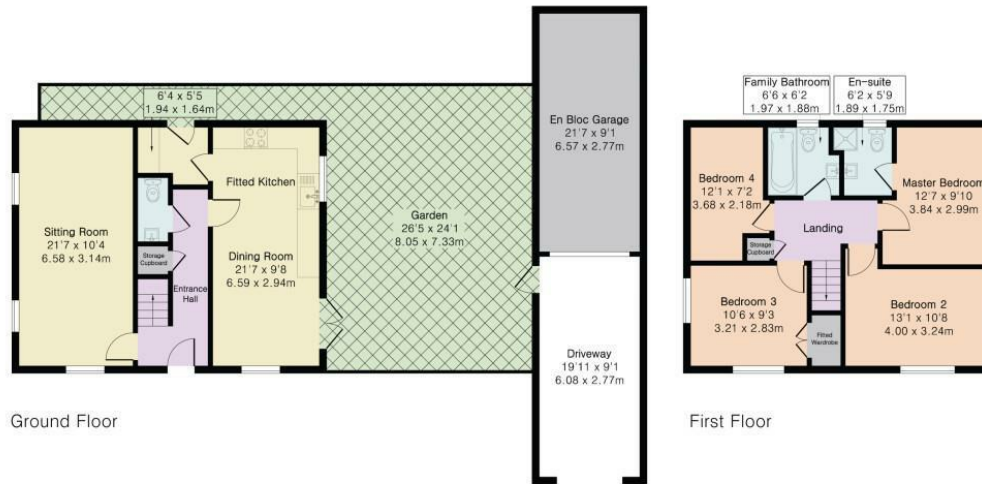


**Approximate Gross Internal Area 1172 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 586 sq ft – 54 sq m

Garage Area 196 sq ft – 18 sq m



Ground Floor

First Floor



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		77	87
(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	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove



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