



*A* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# ORCHARD VIEW , STONEHOUSE, GL10 3AZ

## The Property

Set on a lane in the popular village of Eastington, this charming two bedroom cottage with countryside views offering a welcoming blend of character, practicality, and a lovely rural outlook. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

On approach can be found parking for two cars in front of a larger than average detached single garage. A gate leads through to the garden, creating a sense of privacy from the lane.

The front door opens into the fitted kitchen with a door off to the boot room, ideally for muddy paws and boots after a country walk, an airing cupboard is a home for coats and storage. A handy work surface in front of the window provides useful space and storage below, an ideal place for a cosy dog bed.

A door leads to the ground floor wet room, finished with floor to ceiling tiling and fitted with a level access shower, wash hand basin, and low flush WC. A frosted window to the side provides privacy and natural light, making this a practical and flexible addition to the ground floor accommodation.

The fitted kitchen offers a wealth of floor and wall cupboards, finished in sage green and paired with wooden worktops and tiled splashbacks. The room has a warm, cottage feel and makes good use of the available space. An electric Everhot oven is included, with space for additional appliances. The boiler is wall mounted by the door, keeping the layout practical and uncluttered. A window looks out onto the terrace bringing in a wealth of natural light, with sink inset. A step leads down to the sitting/dining room with wooden door and internal glass paneled windows allowing the light to filter through.

The sitting/dining room is the heart of the home and offers a comfortable, inviting place to relax and entertain. Exposed ceiling beams add character, while the layout allows clear areas for seating and dining. A brick fireplace with a log burner inset, creates a focal point and adds warmth during cooler months. Two windows to the front offers natural light and provide views out towards the garden, with space a dining table and chairs this rooms is charming has a cosy welcoming feel.

Stairs rise to the first floor, where the accommodation includes two bedrooms.

Bedroom one is a comfortable double room with wall to wall fitted wardrobes providing excellent storage, keeping the space practical and uncluttered. There is room for a double bed and additional furniture, with ease, two windows to the front look out over the front garden and fields offering natural light and countryside views.

Bedroom two works well as a guest room, child's bedroom, or home office. The room offers space for a bed and desk, with a large cupboard set in the recess above the stairs. A window looking out across the surrounding fields, offers a wealth of natural light.

This property suits those seeking a character home with practical living space, outdoor areas that are easy to manage, and a peaceful rural outlook.

### AGENTS NOTE

Stamp duty at £245,000

First time buyers £0 Moving home £2,400, Additional Property £14,650





## Outside

To the front of the property is an enclosed courtyard garden, arranged for low maintenance and everyday use. The paved surface suits outdoor seating and dining, with space for pots and planting to add colour and interest. Fencing and established planting soften the boundaries and create a sheltered, private feel, while the garden connects directly to the house.

A useful garden shed provides storage for tools and equipment, and an external tap is fitted, ideal for watering pots and plants.

The driveway provides off-road parking for two vehicles and leads to the detached garage. The garage is larger than an average single and is fitted with power and lighting, making it well suited to parking, storage, or workshop use.

Beyond the garden and driveway, views stretch across open fields and surrounding countryside, adding to the rural setting and overall appeal of the home



## 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 B and EPC rating D



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## Location

Eastington is a thriving community, well served by village shops including family owned and managed long established Broomhalls butchers, a post office, Co op and a good English pub The Badger Inn, with Coffee shop at The Lazy Goose. 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 the Stroudwater canal. These and the River Frome provide a wealth of nature and historic interest with its many sites and walks to be explored.

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).



## 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 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 onto the Bath road and continue along the road heading towards Frocester, pass a garage on the right and take the next left onto Middle Street, continue down the lane and the property is located on the right hand side, ( please note there is no for sale board) ///hammocks.strumming.fizzy



**Approximate Gross Internal Area 721 sq ft - 67 sq m  
(Excluding Garage)**

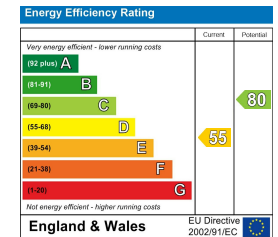
Ground Floor Area 478 sq ft - 44 sq m

First Floor Area 243 sq ft - 23 sq m

Garage Area 235 sq ft - 22 sq m



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.



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