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# 62 STONE MANOR, STROUD, GL5 1JD

## £295,000

### The Property

This lovely property is located within the grounds of Stone Manor, taking full advantage of the beautiful gardens and scenic views, perfect for picnics or family gatherings. Set within an enclave of properties, whilst enjoying its own private garden and allocated parking for two cars within a friendly and well-established community.

Lovingly owned for 40 years, the property is beautifully presented throughout and deceptively spacious, offering a wealth of natural light. The side entrance opens into a welcoming hallway with stairs rising to the first floor and doors leading to the sitting room and kitchen.

The sitting room provides generous living space, featuring a bay window to the front and a further window to the side. A fireplace with a log burner inset creates a cosy focal point, complemented by laminate flooring for easy maintenance and an understairs storage cupboard (agent note subject to plumbing this could be an ideal cloakroom)

The fitted dining kitchen offers a range of white base and wall-mounted cabinets with ample work surface and a sink set beneath the window with garden views. Integrated appliances include an electric oven, hob, extractor, and dishwasher, with space for additional freestanding appliances and room for a small dining table and chairs. A door opens into a delightful reception.

The garden room provides excellent additional living space, ideal as a snug or dining area, with French doors opening to the garden. With underfloor heating and views across the grounds, it is a light and versatile room enhanced by Velux windows set into the roof. Connecting seamlessly indoor/outdoor living.

Stairs lead from the hallway to the first floor landing, with doors leading currently to bedroom one, two and bathroom, and steps lead up to the loft.

Bedroom one, a good sized double bedroom with window to the front and views of Stone Manor and grounds. Further complemented by a range of fitted wardrobes, space for freestanding furniture, along with laminate flooring.

Bedroom two a small double room with window to the side overlooking the grounds, fitted wardrobe above the stair recess. Bedroom three a single room with fitted wardrobe and window overlooking the rear garden.

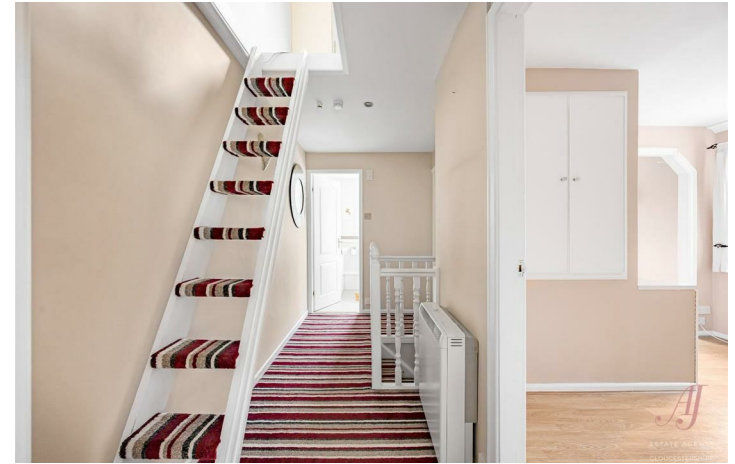
A beautifully presented family bathroom, fully tiled in white with a horizontal band of contrasting tiles. It features a vanity unit with storage, a low-flush WC, and a bath with an electric shower over. A frosted window provides natural light while maintaining privacy.

From the landing fitted steps with carpet on the treads, lead up to a converted loft space. This is bright and versatile, with a pitched ceiling and a large Velux window that fills the space with natural light. Light wood flooring and neutral walls enhance the airy feel, while under-eaves storage makes excellent use of the space. Ideal for use as a hobbies or study area.

#### AGENTS NOTE

Stamp duty at £295,000 First time buyer £0, Moving home £4,750 Additional property £19,500

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.





# Outside

## Outside

An enclosed rear garden is attractively designed for low maintenance, with gated access to both the side and rear. It features a large paved terrace with stepping stones across chippings leading to a useful outbuilding with electricity, ideal as a home office, studio, or hobbies room, complete with a side window for natural light. To the side a covered wood store with raised decks perfect for displaying your potted plants.

The communal gardens of Stone Manor provide wonderful social spaces, with benches, picnic tables, and a barbecue area, perfect for relaxing on a summer's day while enjoying views across the valley towards Butterrow and Rodborough. Beautiful countryside walks can be found just across the road within the nearby nature reserve, along with scenic trails leading to The Heavens.

### MANAGEMENT INFORMATION:

The property is leasehold and is managed by The Stone Manor Management Company Ltd. Annual fee is £800.64 covering communal parking areas and all grounds being maintained.

There is a 999 year lease from 1995, The ground rent is £0



## Useful Information

**Tenure:** Leasehold

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 E



## Location

Situated just off Bisley Road, which is known locally as Old Stroud. Within a short walk of the local theatre, Waitrose and a few convenience stores, not to mention. Stone Manor sits just above the centre of Stroud town and railway station. Walking distance around 15 minutes into the centre. Also a wealth of bigger stores/supermarkets on the outskirts, not forgetting the famous weekly farmer's market an indoor Five Valleys shopping complex with a great many independent shops in the town.



## Directions

From the main London Road in Stroud that runs behind Waitrose store, a turning sits on the right if approaching from the island. This is called Field Road, follow to the top passing the hospital on the right-hand side up to crossroads. Turn right onto Bisley Road and follow up the hill where you will see Stone Manor on the left-hand side. On turning into the driveway, the property can be found on the right hand side as denoted by our for sale board

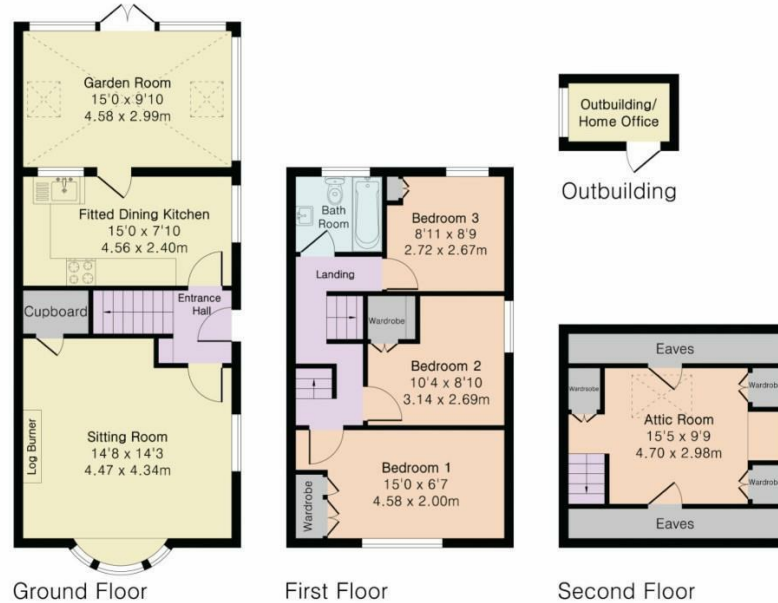


**Approximate Gross Internal Area 1100 sq ft - 102 sq m**

Ground Floor Area 558 sq ft – 52 sq m

First Floor Area 391 sq ft – 36 sq m

Second Floor Area 151 sq ft – 14 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(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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