



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE





# 30 GILBERT YOUNG CLOSE, GREAT OLDBURY, STONEHOUSE, GL10 3FL

## *The Property*

A stunning example of a David Wilson - Greenwood design home. Set in the popular Great Oldbury development, A short walk to open countryside and the canal path. The property is beautifully presented throughout and complimented by a landscaped South East facing garden.

On approach driveway to the side with parking for two cars up to a good sized single garage. Gate provides access to the rear garden. To the front two raised beds to each side of the pathway leading to the entrance. Storm porch over entrance.

Leading into entrance hall with Amtico flooring, stairs to the first floor, with doors to cloakroom, home office/playroom, utility cupboard and kitchen/family dining room.

Home office/playroom to the front with wealth of natural light and good space. Perfect for home working. Downstairs cloakroom nicely presented.

A fully fitted kitchen with a range of base units and wall mounted gloss cabinets in a white with a good amount of work top space, under unit lighting, composite sink & drainer inset with hose tap, white tiled surround. A range of built-in appliances to include, four ring gas hob, extractor, eye level double oven, dishwasher and fridge/freezer. Also having a fantastic under stairs pantry with fitted shelving perfect for a busy family.

The kitchen opens to a family/dining room area with French doors inset to a bay all in glass leading to the garden and connects perfectly with the sun terrace for those summer gatherings. The owners currently have a six seater dining table and chairs along with a sofa, perfect entertaining space. This could be the main sitting/dining room if preferred.

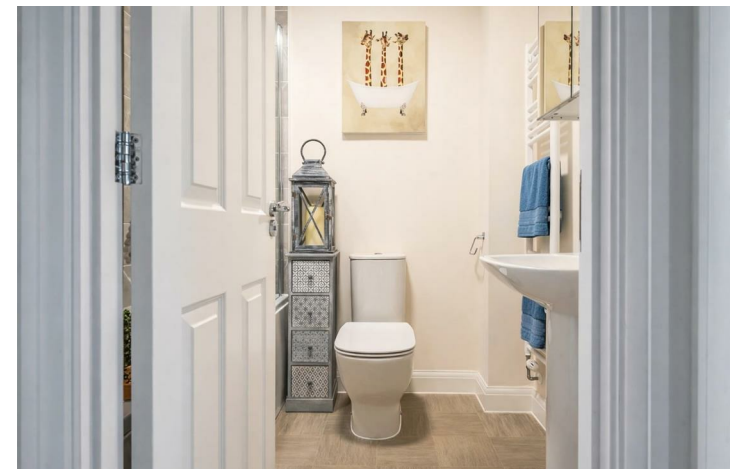
To the first floor doors to sitting room or further bedroom, master bedroom and airing cupboard complete with shelving and hanging space. Sitting room/ double bedroom offering great space with two windows providing view to the rear. Master bedroom with wall to wall fitted wardrobes with en-suite shower room. Stairs lead to the second floor.

Second floor landing with doors to family bathroom and two further double bedrooms.

### AGENT NOTE

All blinds throughout will be included. The estate has a service charge it is estimated at £224.00 a year

Stamp duty at £359,950 First Time buyers £2,997, Moving Home £7,997, Additional Property £25,995









# Outside

## Garden and Garage

The rear garden is well planned, with a clear flow from the house to the far end.

French doors open straight onto a paved terrace, ideal for a table and chairs and easy everyday use.

From here, the space opens onto a neat artificial lawn, framed by raised borders with inset lighting and established planting along one side, adding shape and interest without adding work.

Steps lead up to a decked seating area at the rear, set up as a calm spot for outdoor dining or evening drinks.

The layout works well for both relaxing and entertaining, with defined areas while still feeling open.

Side access links the garden to the front, and a door from the garage opens directly into the garden.

The garage has an electric up and over door, parking in front for two cars at ease, and useful storage created within the eaves.

The overall design focuses on easy upkeep while offering plenty of space to enjoy time outdoors.



## 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 B







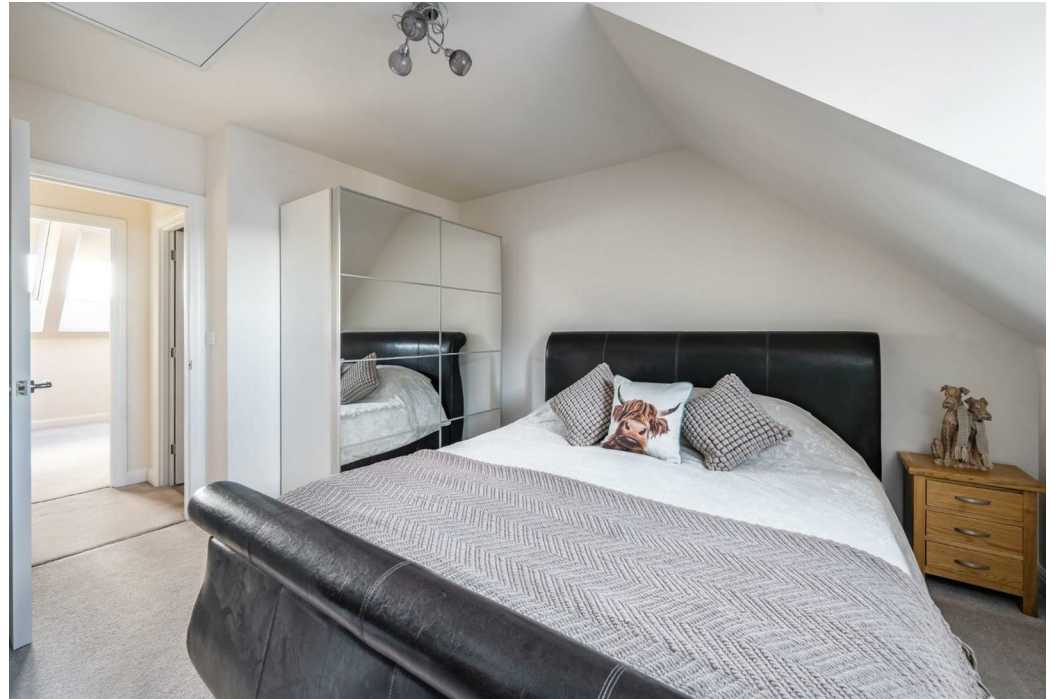
## Location

The Great Oldbury development is conveniently located near Stonehouse. 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 is located approx. 5 miles away.

Great Oldbury has a proposed local centre on the development which will include a doctors surgery. This development forms part of an exciting new community and will have play areas, sports pitches and a local centre.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

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, take the first exit on the A419 towards Stonehouse. At the next roundabout with the Petrol station on your left, take the second exit onto Grove Lane and follow onto Great Oldbury Drive. Take the first turning on the left into Alfred Underwood Way, then take your first right onto Gilbert Young Close. You will see the property on your right hand side.

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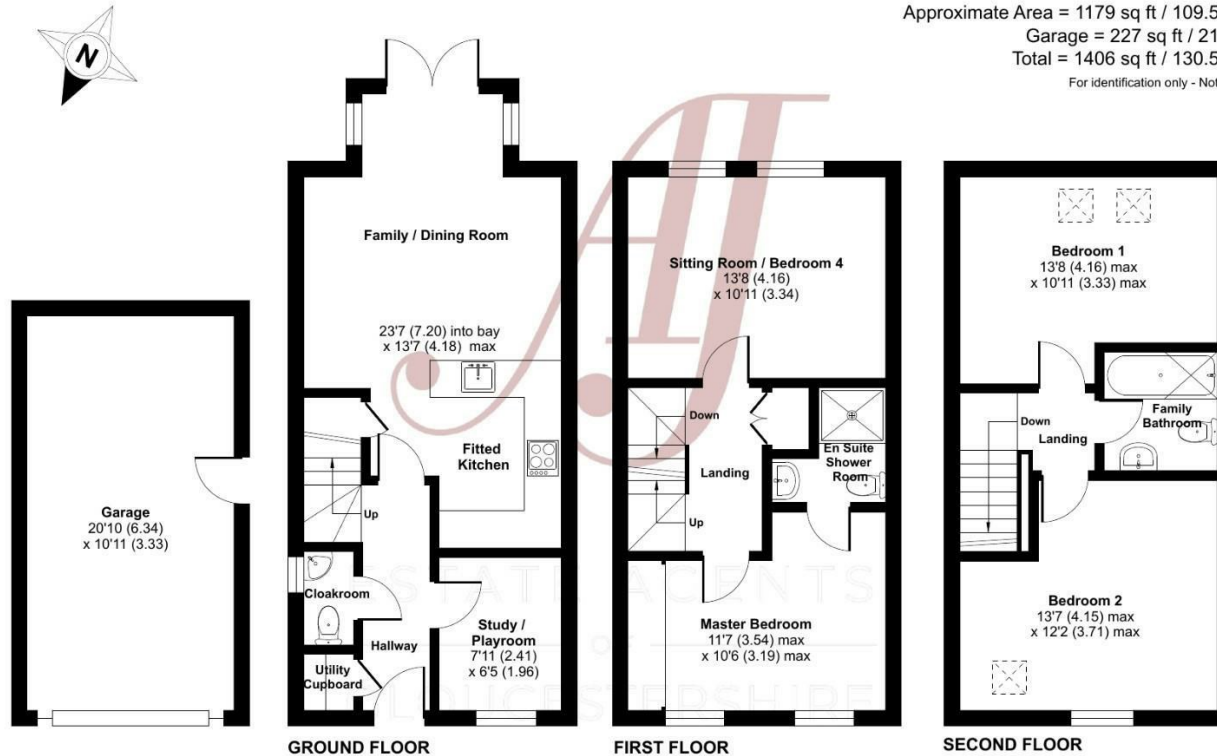
## Gilbert Young Close, Great Oldbury, Stonehouse, GL10

Approximate Area = 1179 sq ft / 109.5 sq m

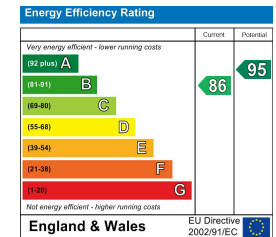
Garage = 227 sq ft / 21 sq m

Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1229224



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