



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



66 COURT VIEW, STONEHOUSE, GL10 3PL

£650,000

The Property

A beautifully presented detached family home, positioned within the sought-after residential setting of Court View, Stonehouse, offering five double bedrooms, two en-suites, an integral double garage and generous family accommodation throughout. The property forms part of an attractive enclave of homes arranged around a lovely green open area, where beautiful mature oak trees create a particularly appealing backdrop and enhance the sense of space and community. Set back behind a generous driveway, the house has a well-balanced frontage, softened by established planting.

The entrance hall creates a warm and welcoming first impression, with engineered wood flooring continuing throughout the ground floor, doors leading to the home office/snug, sitting room, fitted kitchen, understairs storage cupboard and cloakroom, stairs rising to the first-floor landing. The stylish cloakroom features striking green metro-style tiling, a white basin with contemporary black fittings and a low flush WC.

To the front, the home office/snug is currently arranged as a working office and offers excellent flexibility as a playroom or additional reception space. The sitting room is a beautifully presented and well-proportioned room, with striking décor, engineered oak flooring and a fireplace creating a focal point. Although the fireplace is not currently in use, we understand there is a chimney with a flue, offering potential for a buyer to explore further if desired. A window to the side and wide sliding patio doors opening onto the rear terrace and garden allow a wealth of natural light to fill the room, while creating a lovely connection between the indoor and outdoor spaces.

To the rear, the recently refitted kitchen forms the heart of the home, combining light grey shaker-style base and wall cabinets, warm wood work surfaces, white metro-tiled splashbacks and a central island. Window above the sink overlooks the rear garden, making it an ideal position from which to watch children playing outside while preparing meals or spending time in the kitchen. The layout provides excellent storage, including a slide-out pantry cupboard and concealed waste and recycling storage, while integrated appliances include a single oven, combination oven, microwave, dishwasher and gas hob. A glazed door from the kitchen opens into the breakfast/family room, which comfortably accommodates a family table and six chairs while still leaving space for additional freestanding furniture. Large sliding patio doors open directly onto the terrace and rear garden, allowing the dining space to flow naturally outdoors and creating a lovely setting for both everyday family life and entertaining. A separate utility room provides further worktop space, storage, a sink and room for both a washing machine and tumble dryer, with doors leading to the rear garden and integral double garage.

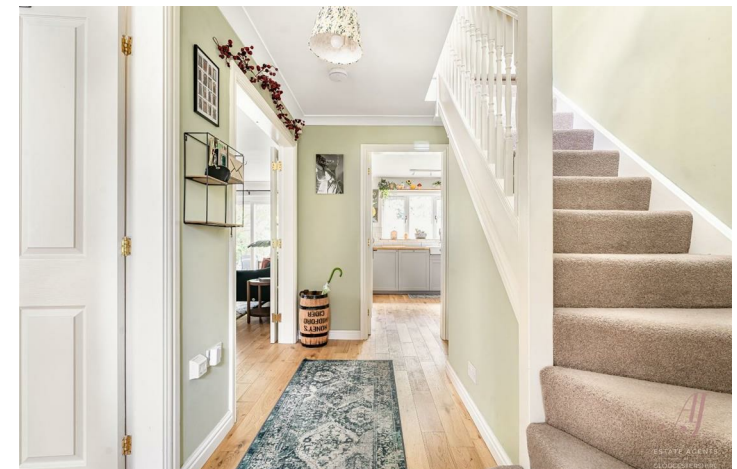
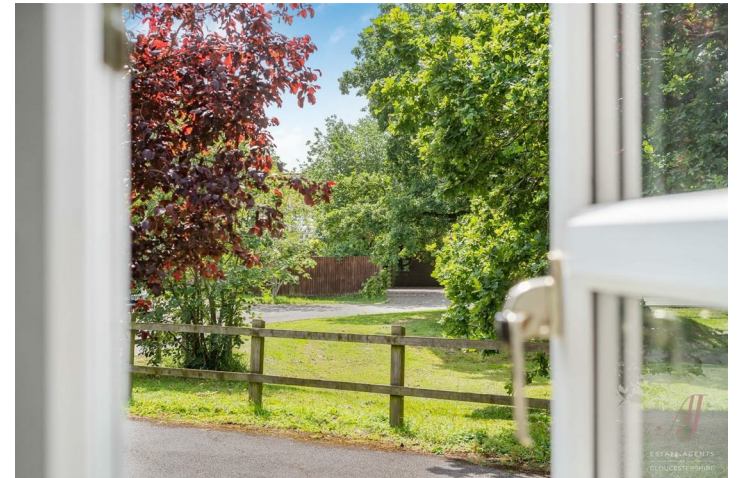
On the first floor, the spacious landing is bright and welcoming, with a window to the front allowing plenty of natural light and engineered oak flooring continuing throughout. The master bedroom is a generous double room with a pleasant rear outlook, his and hers fitted wardrobes and an en-suite shower room with a double shower enclosure, wall-mounted basin, concealed cistern WC and heated towel rail.

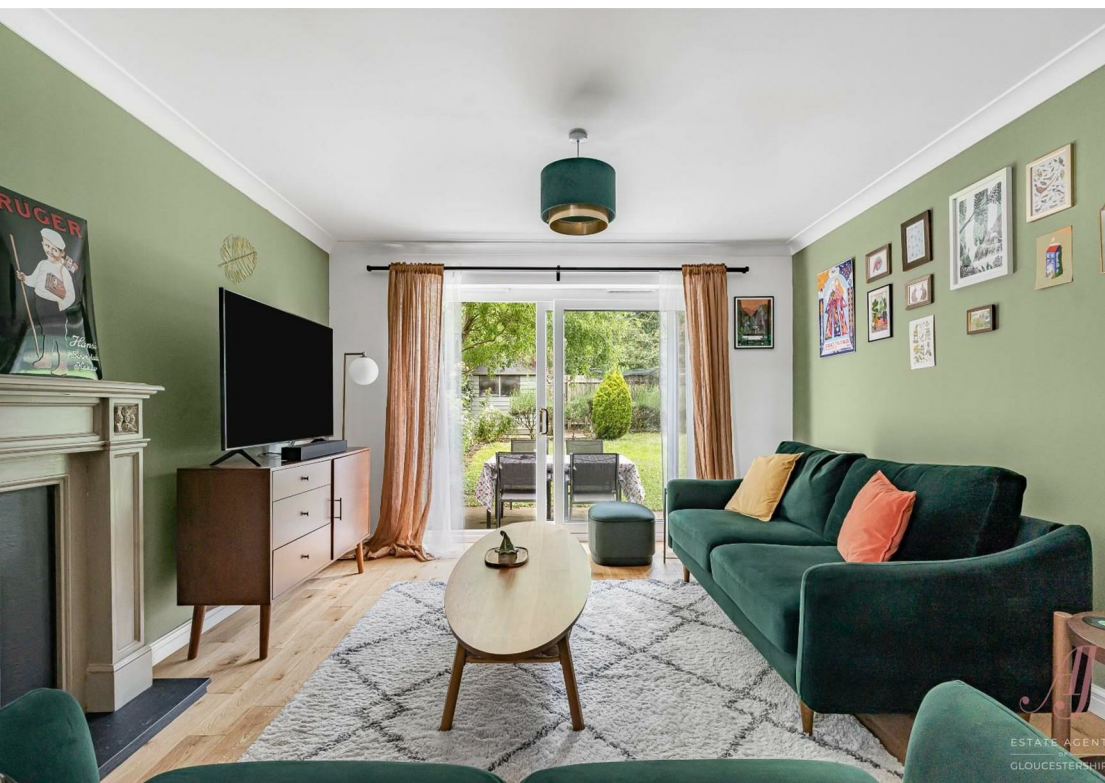
The guest bedroom is another spacious double room, benefitting from fitted wardrobes and the convenience of its own en-suite shower room, making it ideal for visiting family or overnight guests. There are three further double bedrooms, all with fitted wardrobes. Bedrooms three and four are positioned to the rear and enjoy a pleasant outlook over the garden, while bedroom five is positioned to the front. At the end of the landing is a useful storage cupboard, which previously housed the airing cupboard. Bedroom four is currently empty, and an AI-generated image has been used to illustrate how the room could be styled as a child's bedroom.

The four-piece family bathroom has been stylishly refitted within the last 18 months and is finished with contemporary tiling and elegant gold fittings. It includes a panelled bath, a spacious separate shower enclosure, a wall-mounted basin and freestanding WC, together with recessed shelving and a heated towel rail.

Altogether, this is a wonderfully flexible family home, offering generous and thoughtfully arranged accommodation, with plenty of space for everyday living, home working, entertaining and visiting guests. The sense of space continues outside, with a generous terrace and established garden providing a lovely setting for relaxing, dining and family life, while Stonehouse town centre and the railway station are both within walking distance.

AGENT'S NOTE: AI imagery has been used for bedroom four online to show how the currently empty room could be styled as a child's bedroom. This image is for illustrative purposes only





Outside

Occupying an attractive position within this sought-after development, the property enjoys a pleasant outlook across the central green, with mature trees creating a lovely sense of space and greenery rarely found on modern developments. A generous driveway provides off-road parking for two vehicles and leads to the integral double garage, which benefits from power, lighting and useful storage space. An electric vehicle charging point is also installed, adding further practicality for modern living.

To the rear, the garden is a particularly appealing feature, offering a private and established outdoor space that is wonderfully suited to family life. A generous paved terrace extends across the rear of the property, creating an ideal setting for outdoor dining, entertaining and relaxing throughout the warmer months. Having a wealth of mature shrubs to each side along with a vegetable area to the head of the garden. Complimented by a corner summer house, perfect for those summer evenings with a glass of wine or two. The garden offer a great amount of privacy.

Sliding patio doors from both the sitting room and dining room open directly onto the terrace, creating an excellent flow between the indoor and outdoor living spaces. The utility room also provides direct garden access, making everyday family life especially convenient.

Beyond the terrace, the garden opens onto a level lawn bordered by mature trees, established shrubs and well-stocked planting beds, creating a lovely sense of privacy and colour throughout the seasons. A pathway leads through the garden to a charming summer house, providing an attractive focal point and a peaceful space to enjoy, while a further garden shed offers practical storage for tools and equipment.

A side gate provides convenient access to the front of the property. Altogether, the garden offers an excellent balance of lawn, terrace, mature planting and useful outbuildings, creating a welcoming outdoor space for both family enjoyment and entertaining.



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: . Council Tax Band F and EPC rating C





ESTATE AGENT
of
GLOUCESTERSHIRE

Location

Court View sits a short distance from Stonehouse conveniently located with all amenities including a range of independent shops, local family butchers, supermarket, fast-food outlets, restaurants and all health services. The property is very convenient to beautiful canal and woodland walks just minutes away.

It also offers a good selection of schools including private schools, primary and secondary schools' and access to grammar schools in Stroud just 10 minutes away.

The property is located with easy access to the M5 Motorway giving access to Bristol, Cheltenham and Birmingham. The location also makes for easy commuting with a train station located in the centre of Stonehouse travelling directly to Gloucester, Swindon and London Paddington.



Directions

From junction 13 of the M5, follow towards Stonehouse along the A419. At the roundabout take the 3rd exit continuing towards Stonehouse with the canal on your right. At the next roundabout take the 2nd exit onto Bristol road. Continue along this road a short distance, you will see Stonehouse Court Hotel on the right and opposite a turning into Court View on the left. Follow the road into the development and you will see a small triangle of green and bear to the right to the side of it and follow the road. You arrive with a wonderful central gathering of mature trees. Keep to the right and follow around to the left where you will see the property positioned to the rear of the enclave.

///wardrobe.hiked.assure



**Approximate Gross Internal Area 2006 sq ft - 186 sq m
(Including Garage)**

Ground Floor Area 1112 sq ft – 103 sq m

First Floor Area 894 sq ft – 83 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) 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



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.