

.2 DOTLOE FARM BARN



# .2 DOTLOE FARM BARN STONEHOUSE, GL10 3SR

O.I.R.O. £385,000

## Description

Fantastic brand new detached property all on one level with stunning views across open fields. Set in the heart of Nupend village. Built by a small developer who has recently completed the neighbouring property of a different design. Great care and time has been taken to create a contemporary build on the site of an old barn in a quiet location. Providing a modern and easy to maintain home, offering all you would expect from a new build and more. Open plan living space, light and airy throughout with views to open fields from all rooms.

Situated at the end of the lane. Private driveway all laid to chippings with parking for three or more cars. To the side of the driveway is a public footpath providing access into the fields. Enclosed gardens to the rear and side of a south easterly direction provide flat gardens with an outlook to fields. The property has underfloor heating throughout from an Air source heating system which provides control zones throughout the property. Alarm system fitted, grey UPVC double glazing throughout. Having its own sewerage treatment plant. Connected to mains for water. Awaiting final sign off by the building inspector and then will be issued all certificates of works to include a Architects Structural Warranty for 6 years.

### On approach

Glazed tiled pathway leads up to the front door with down lighters to each side. Modern style wooden cladding to the fascia. Directly into open plan living space with a wow factor when you walk in as you are greeted with incredible light and views.

L shaped kitchen area with a wealth of grey base and wall mounted cabinets complimented by marble effect worktops, built in Bosch double oven & grill, AEG induction four ring hob with extractor above. AEG dishwashers and Zanussi washing machine. Also integral fridge & freezer Open plan to dining and living space. Wealth of spotlights inset throughout.

Dining and living space offers a wealth of light from veluxes and grey powder coated aluminium bi-folding doors that open onto a terrace and garden with stunning views. Glazed ceramic tiles throughout the living space with under floor heating throughout the property.

Master bedroom with two windows to the floor overlooking the garden and fields beyond. Built in wardrobe with hanging and storage space. En-suite shower room, sensor lighting as you walk in. A double shower cubicle, heated towel rail, polished porcelain tiled flooring and modern tiling to the walls. New carpeting to the bedroom.

Guest bedroom also a double room with windows to the floor overlooking the garden and fields offers a wealth of light. New carpeting to the room.

Guest bathroom offers three piece suite, sensor lighting when you walk in. Bath with shower over, a perfect niche for toiletries, modern sink inset to vanity unit with drawers below, heated towel rail and polished ceramic flooring. Completed by the airing cupboard, which provides space for a tumble drier and houses controls to electrics, alarm system and heating controls.

Throughout a wealth of natural light can be enjoyed all day long complimented by lovely views. Great space with an ease of maintenance on offer internally and externally.

### Outside

The garden is enclosed with garden gates from the front and also from the driveway. A polished tiled terrace has been created directly outside the bi-folding doors creating a perfect area for Alfresco dining and family gatherings. The garden is currently seeded and takes full advantage of an open outlook and is a blank canvas to create your own outdoor space. To the side of the property a SPECIAL NOTE: The property was a barn and has been built on that footprint. The area of garden to the side has an (agricultural restriction running up to the treatment tank, this means just to be lawned and some planting, not to erect any buildings/sheds etc).

- New build barn-style detached property
- Spacious open plan living accommodation
- Contemporary bathroom and en suite
- Driveway all laid to chippings with parking for three or more cars
- Architects Warranty, underfloor heating throughout
- Master with en-suite a further double bedroom
- Modern fitted kitchen with integral appliances
- Fully enclosed garden with a backdrop of open fields
- Located in the hamlet of Nupend
- Ready to move in with views from each room





## Location & Amenities

Located in the heart of the Hamlet of Nupend with fantastic rural walks or close by along the canal. Convenient to the nearby villages of Eastington, Whitminster and Frampton On Severn to name a few. The villages offer a wealth of facilities to include: convenience stores, farm shops, butchers and a post office. A selection of pubs and also take away food outlets are also within easy reach. The delightful Highfield Garden Centre offering a wealth of plants, garden needs and also a lovely restaurant with views is a short distance away. Further amenities are offered by the principal towns of Stonehouse, Stroud and Gloucester.



Great transport links: Junction 13 of the M5 is within a mile of the property. 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).

Primary schools within the villages and secondary schools with a selection of private schools in Stonehouse and Stroud.

VIRTUAL TOUR LINK:  
<https://my.matterport.com/show/?m=SsqsRPCsCK3>



## 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 TBC and EPC rating B

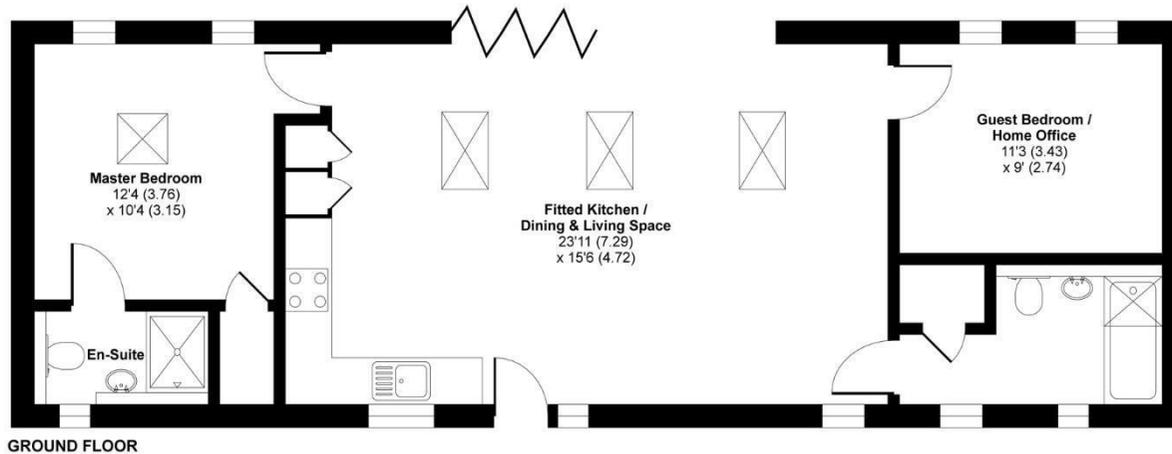
## Directions

From Junction 13 of M5 motorway up to the island on A419. Take the first exit to the side of the petrol station entrance onto Grove Lane. After a short distance turn left, this continues on Grove Lane. You will see a sign on the right hand side for Nupend and a for sale board for the property. Turn into the lane, this takes you into the hamlet. Follow the lane passing Nupend Farm on your right, you will see a white cottage on the left and very shortly after a cottage on the right called Lilac cottage with a lane to the side of it. Follow down the lane to the end where you will arrive at a chipping driveway, this provides access to 1 & 2 Dotloe Farm Barns. The driveway continues to the right directly onto the drive of 2 Dotloe Farm Barn.



# Dotloe Farm Barn, Dotloe Lane, Nupend, Stonehouse, GL10

Approximate Area = 754 sq ft / 70 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for AJ Estate Agents of Gloucestershire. REF: 789112

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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