



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# 2 DOTLOE FARM BARN, NUPEND, STONEHOUSE, GL10 3WG

## The Property

Detached single-storey home with stunning views across open fields, set in the heart of Nupend village. Built in 2021/2022 by a small developer on the footprint of a former barn, this modern home was designed with care. The property was created with energy-efficient in mind, with underfloor heating throughout. A property that is easy to maintain, while offering a high-quality finish. OFFERED TO THE MARKET WITH NO ONWARD CHAIN

The property is positioned at the end of a quiet lane with a chipping driveway providing parking for three vehicles. A public footpath runs alongside the driveway, giving direct access into open countryside.

On approach the pathway leads directly up to the front entrance, with subtle lighting to each side, with outside tap and storage space. A gate provides access into the garden.

Opening the front door you are greeted with an expanse of light, open-plan living with vaulted ceilings and bi-folding doors that connect seamlessly to the garden and surrounding fields. Ceramic tiled flooring runs throughout, with underfloor heating powered by an Air Source Heat Pump, with controlled zones for each area of the property.

Contemporary fitted kitchen with a range of base and wall mounted cabinets complemented by marble effect work tops, with a sink inset. The range of integral appliances to include a double oven, induction hob with extractor, fridge/freezer, dishwasher and washing machine. A versatile central island with seating for four, perfect for that morning coffee whilst admiring your open view.

A delightful living space with bi-folding doors opening to the sun terrace and garden. This room perfectly blends indoor and outdoor living with uninterrupted countryside views. The opportunity to combine daily living with entertaining. Doors lead to the master suite, guest bedroom and bathroom.

Master bedroom suite enjoys two full-height windows overlooking the garden and fields, a built-in wardrobe, and a contemporary en-suite shower room comprising: double shower cubicle, vanity sink with toiletry storage below and wall mounted mirror, along with a heated towel rail. Complemented by full height opaque window, providing a wealth of natural light.

Guest bedroom a further double room with full-height windows providing views to the garden and fields beyond. A wealth of space for free standing furniture. Both bedrooms are complemented by plantation shutters.

A spacious guest bathroom is beautifully presented with a wealth of natural light from two full height opaque windows, Modern textured tiling provides a back drop to the bath with shower attachment and over head shower. Wall mounted sink, toiletry drawers below, complemented by a wall mounted mirror and heated towel rail. An airing cupboard provides ample storage space for all linen. Also provides housing for the heating controls and fuse board.

The property also benefits from modern grey UPVC double glazing, remote controlled Velux windows and an alarm system. It is connected to the mains water with a private sewerage treatment plant. The property further benefits from an Architect's Structural Warranty until 2027.

Nupend is a peaceful hamlet, conveniently located to the nearby towns of Stonehouse and Stroud and offers excellent access to the M5 motorway.

### AGENTS NOTE:

Stamp Duty at £385,000 First Time Buyer £4,250, Moving House £9,250, Additional Property £28,500









## Outside

### Outside

Access to the garden can be obtained directly from the bi-folding doors onto a polished tiled sun terrace creating a perfect area for Alfresco dining and family gatherings. Further access can be obtained from garden gates to the front and the side.

Uninterrupted views across farmland can be enjoyed from the whole of the garden which is laid to lawn with wild flower planting and open ranch fencing where you can enjoy the local wildlife.

The layout of the garden provides ease of access to the front pathway and driveway.

The driveway is laid to chippings providing parking for three vehicles. It is understood that the driveway and the approach off Dotloe Lane is owned by this property, giving the neighbour at No.1 Dotloe Farm Barn a right of access.

It is fair to say that Nupend has a real community spirit, with some families having lived here for two or more generations.



## 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

Located in the heart of the Hamlet of Nupend with fantastic rural walks along with a short walk to 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. Just a short drive to local independent nurseries, along with the delightful Highfield Garden Centre, offering all the garden needs, and also a lovely restaurant. 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).

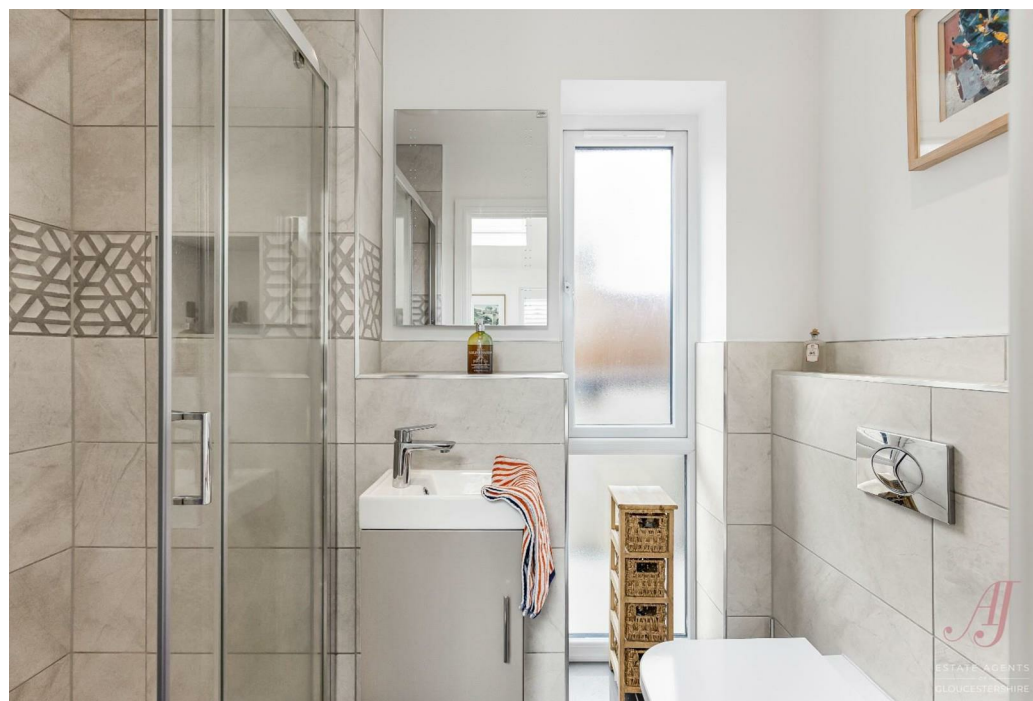
Primary schools within the villages and secondary schools with a selection of private schools in Stonehouse and Stroud.

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## Directions

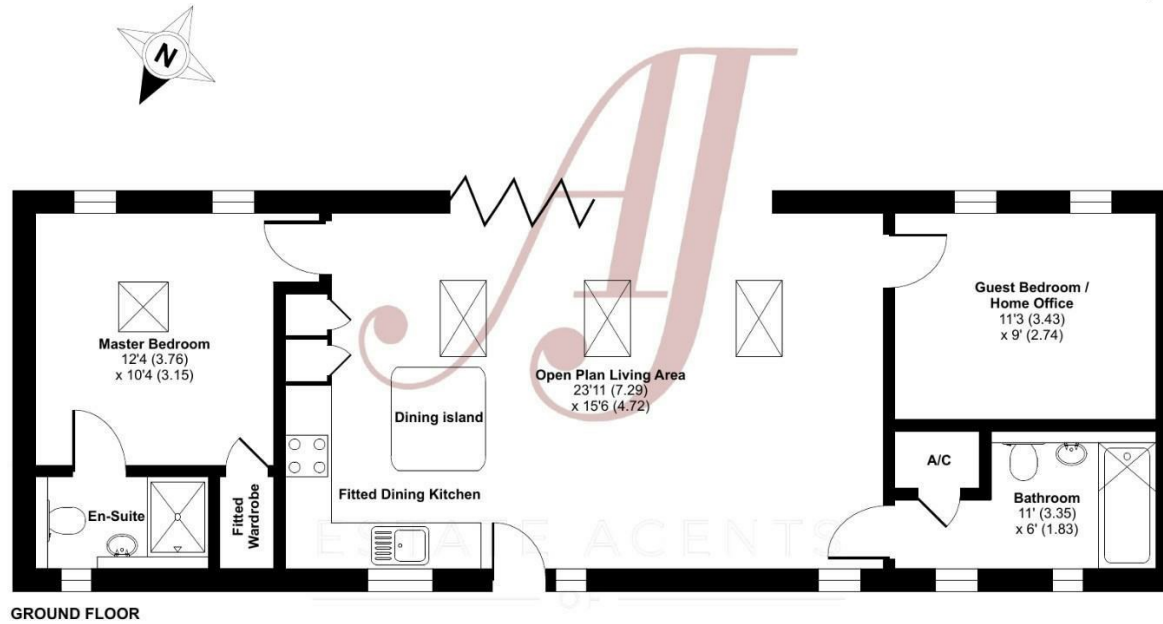
From Junction 13 of M5 motorway to the roundabout island on A419. Take the first exit to the side of the petrol station entrance onto Grove Lane. After a short distance turn left, this continues on Grove Lane. You will see a sign on the right hand side for Nupend and a for sale board for the property. 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 along with public footpath sign to the side of the drive. You will an arrow pointing opposite, towards a lane to the side of Lilac cottage. Follow down the lane to the end where you will arrive at a chipping driveway, providing access to 1 & 2 Dotloe Farm Barns. Follow the drive to the right directly up to the side of the property.



## 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. 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>		
(69-80) <b>C</b>		<b>83</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		
England & Wales		EU Directive 2002/91/EC

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