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31 GREAT OLDBURY DRIVE, GREAT OLDBURY, STONEHOUSE, GL10 3FP

The Property

Set within one of the most pleasant positions on the development, this home sits in a small and private setting along a shared road serving only four properties. Slightly elevated, the position offers a quiet outlook and a sense of privacy rarely found within newer developments. The property is offered to the market with NO ONWARD CHAIN.

A beautifully presented four bedroom detached family home occupying a desirable plot within the popular Great Oldbury development. Built in 2020 and owned by the same family since new, the property has been carefully maintained and tastefully enhanced throughout. Feature walls, thoughtful styling and an abundance of natural light combine to create a home which feels both welcoming and refined.

A storm porch sits over the front door and leads into the entrance hallway where striking black and white patterned floor tiles create a strong first impression. A window to the side allows natural light to flow through the space. Doors lead to the main rooms along with a downstairs cloakroom, a generous under stairs storage cupboard and a useful utility or boot room. Stairs turn and rise to the first floor.

The sitting room offers a calm and comfortable place to relax, with a window to the front allowing plenty of light to fill the room and providing an outlook across a small green. The space comfortably accommodates two sofas along with additional furniture.

To the rear of the home is a contemporary open plan kitchen and dining room which forms the heart of the house and connects beautifully with the garden. The patterned floor tiles continue through the space, linking the areas together. The kitchen is fitted with a range of base and wall mounted cabinets along with integrated appliances including an oven, gas hob, extractor fan, dishwasher and fridge freezer. Generous worktop space provides plenty of room for preparation, while the kitchen sink enjoys a pleasant outlook across the garden.

The dining area comfortably accommodates a six seat table, creating an ideal space for both everyday family life and entertaining. French doors open directly onto the garden terrace and lawn beyond, bringing the outside in and allowing the space to flow naturally during the warmer months.

Stairs rise to the first floor landing where a side window again brings in natural light. Doors lead to four well proportioned bedrooms and the family bathroom.

The principal bedroom is a calm and inviting space with a striking navy feature wall providing depth and character. A window looks to the front and the room benefits from its own en suite shower room fitted with white tiling, chrome fittings and a glazed shower enclosure.

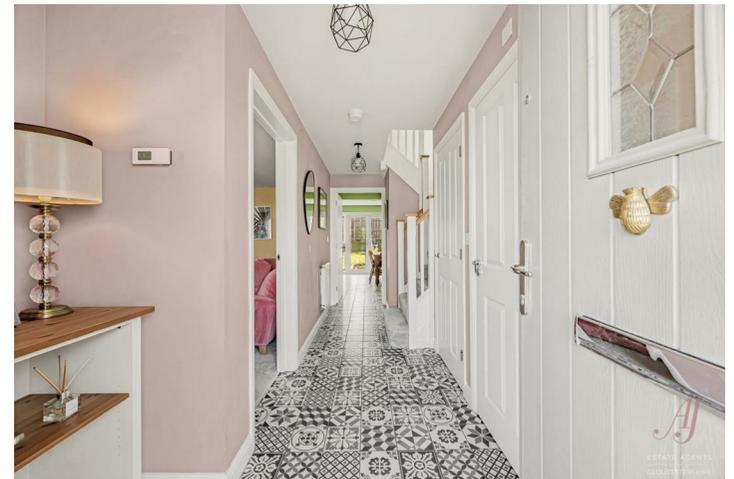
Bedroom two is a generous double room overlooking the rear garden, finished in soft neutral tones and offering space for freestanding furniture. Bedroom three is another well sized double room which enjoys excellent natural light. Bedroom four provides a versatile space ideal as a nursery, home office or hobby room.

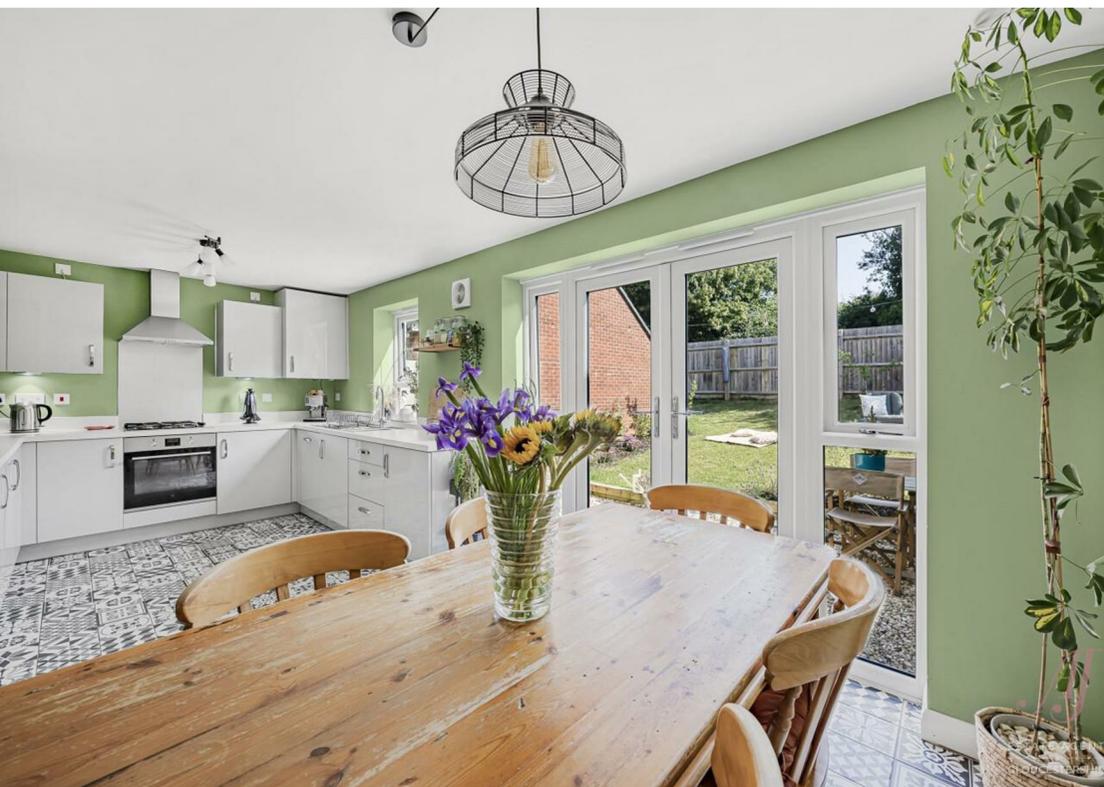
The family bathroom has been finished with style and practicality in mind. Deep green walls complement the contemporary patterned floor tiles, while a full sized bath with shower attachment, white sanitaryware and a side window create a bright and attractive space.

With its quiet position, private outlook and move in ready condition, this is a rare opportunity within Great Oldbury. Offered with no onward chain, the home is ready for its next owners to move straight in and begin their next chapter.

AGENTS NOTE

Please note the property is currently unfurnished. Some images within the marketing have been dressed with furniture to help illustrate how the rooms could be arranged and used.





Outside

The rear garden has been thoughtfully arranged to create a private and welcoming outdoor space, ideal for both relaxing and entertaining. Immediately outside the French doors a generous chipping terrace provides the perfect setting for outdoor dining or evening drinks. Soft string lighting adds warmth and atmosphere, creating a space to enjoy well into the evening.

Beyond the terrace the garden opens to a lawn bordered with established planting. This area provides room for children to play or for quiet moments with family and friends in a peaceful setting.

The garden continues around the side of the garage where there is further space suitable for a play area, greenhouse or garden shed. A mature hedgerow forms the rear boundary, offering excellent privacy and a pleasant green backdrop. A side gate provides convenient access to the driveway.

To the side of the property the driveway allows comfortable parking for two vehicles and leads to a detached garage. The garage is fitted with an up and over door and provides excellent storage, with additional eaves space along with power and lighting.

At the front of the home a small planted border sits either side of the entrance, while the property enjoys an attractive outlook across a green with a mix of trees and shrubs, adding to the sense of space and setting within this quiet part of the development.



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 a lovely new development with a great community feel, a short distance to all facilities in the nearby Eastington, Whitminster and Stonehouse. Convenient access to the M5 motorway along with ease of access to train stations at Stonehouse & Cam.

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). There is also a lovely local nursery, Little Angels, within walking distance of the property (Ofsted rated Good).

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 Shell Petrol station and Little Waitrose on your left, take the second exit onto Grove Lane. Continue along this road as it becomes Great Oldbury Drive, the property is set back from the road is situated on the left hand side, as denoted by our for sale board.



Approximate Gross Internal Area 1032 sq ft - 96 sq m
(Excluding Garage)

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 516 sq ft – 48 sq m

Garage Area 219 sq ft – 20 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 plus) A			94
(81-91) B		84	
(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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