



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE





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

## The Property

This is a delightful setting within the development. A small enclave of properties elevated in a private road shared with only three other homes. Offered to the market with NO ONWARD CHAIN.

A beautifully presented four-bedroom detached family home, occupies a desirable plot within the ever-popular Great Oldbury development. Private landscaped rear garden. This is a rare opportunity to secure a modern, move-in-ready home in a superb setting. Built in 2020 and owned by the same family since new, the property has been lovingly maintained and thoughtfully upgraded throughout. From carefully statement feature walls to generous natural light and stylish finishes, every detail has been considered to create a welcoming and sophisticated living space.

Storm porch over the front door provides access to the entrance hallway with stunning black and white patterned tiled flooring setting the tone for the rest of the home, window to the side, doors to all rooms, downstairs cloakroom and spacious under stairs storage along with utility/boot room and stairs turn and rise to first floor.

Door opens to the sitting room offering a peaceful retreat, window to the front with a wealth of natural light flooding in. Ample space for two sofas and free standing furniture. Overlooking a small green to the front.

A contemporary open-plan fitted kitchen/dining room. This really is the hub of the home and connect beautifully with outdoor living. The modern tiles continue throughout space. A range of base and wall mounted cabinets. Integrated oven, gas hob, extractor fan, dishwasher, fridge/freezer, and boasts generous countertop space for meal preparation. With a view from the kitchen sink overlooking a private garden. The adjoining dining area is perfect for everyday family life and entertaining alike, comfortably accommodating a six-seater table. French doors lead directly to the garden, effortlessly blending indoor and outdoor living.

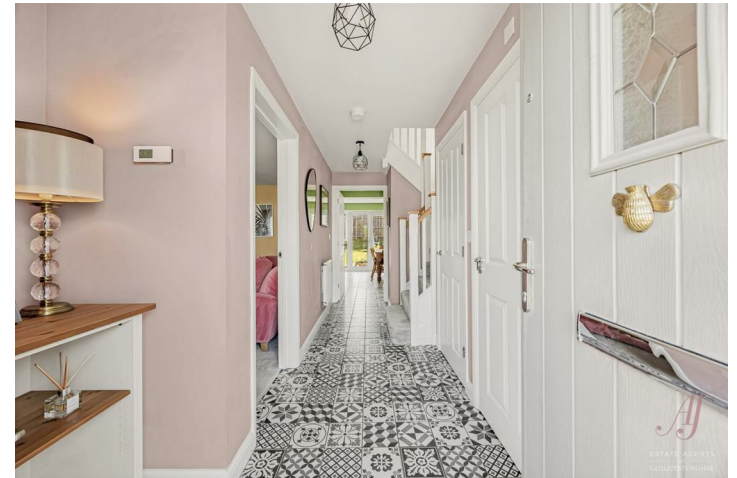
The stairs turn and rise to the first floor with a window to the side, a good sized landing area with doors to all rooms. The layout continues to impress with four well-proportioned bedrooms and a beautifully finished family bathroom. All having incredible natural light and complimented by soft colours throughout.

The master bedroom is a calm and inviting space, finished in bold navy wall providing a lovely backdrop to the space, window to the front. A modern en-suite shower room complete with white tiling, chrome fixtures, and a glazed shower enclosure. Bedroom Two is a generous double room overlooking the rear garden, styled in soft neutral tones and ideal as a guest room. Space for freestanding furniture. Bedroom three a further double room currently houses a large day bed and the room has incredible light. Bedroom Four, presently functioning as a stylish home office, with calm colour tones with garden views and a tranquil ambience — perfect for working from home or a hobby room.

The family bathroom is both functional and elegant, featuring on-trend deep green walls, contemporary patterned floor tiles, a full-sized bath with shower attachment, and white sanitaryware. A window to the side, and practical storage solutions ensure the space remains bright, warm, and clutter-free.

### Summary

Thoughtfully designed, tastefully decorated, and exceptionally well cared for, this four-bedroom detached home delivers both style and substance. With its elevated private setting, generous garden, and versatile internal layout, it's the perfect home for modern family life — and with no onward chain, it's ready to welcome its next chapter.





## Outside

The garden is a delight, a chipping area immediately outside the French doors is ideal for al fresco dining or evening drinks, enhanced by atmospheric string lighting for added charm.

Opening to a lawned garden, edged with planting, offers space for children to play or to unwind with friends and family in a private, peaceful setting.

The garden wraps around the garage with an area perfect for a play area or a greenhouse or garden shed. The rear boundary is a mature hedgerow providing complete privacy. A side gate leads to driveway.

The driveway provides parking for two cars at ease in front of a good sized detached garage. Up and over door to the front with a great amount of internal storage along with eaves storage. Having power and light.

The front has a small border to each side of the entrance with an open green to the front with a gathering of trees and shrubs.



## 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



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## 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

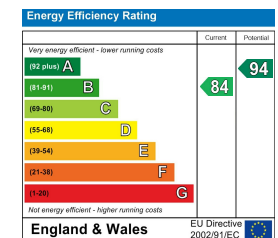
First Floor Area 516 sq ft – 48 sq m

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.

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