THE COACH HOUSE
STONEHOUSE











WHITAKER SEAGER







THE COACH HOUSE, BRISTOL ROAD, STONEHOUSE, , GL10 2BQ

AN ATTACHED PERIOD HOME, WITH A LOW MAINTENANCE GARDEN AND PRIVATE PARKING. SET WITHIN EASY REACH OF STONEHOUSE TRAIN STATION AND TOWN CENTRE.

the property

An attached former Coach House, tucked away on the outskirts of Stonehouse, less than half a mile from the town centre and providing ease of access to Stonehouse railway station. Offered for sale with parking and a low-maintenance rear garden. The main door opens into an inner hallway. The majority of the accommodation is arranged across one floor, with a staircase rising to an additional second bedroom on the first floor. The well-proportioned sitting room, featuring a fireplace (not in use, but previously installed with gas fire), extends to one end of the property, the room offers ample space for both living and dining. French doors open to the front, along with a window to the rear elevation, creating a light and airy feel. The kitchen is positioned to the rear of the property and benefits from a door leading directly to the low-maintenance garden. It is fitted with a range of wall and base units and provides space for a cooker and fridge freezer. The main bedroom is located on the ground floor and features windows to both the front and rear elevations. A family shower room sits alongside the main bedroom. A staircase leads to a first-floor bedroom. Please note that the property is no longer furnished.







Guide price

£285,000

- *Hall*
- *Sitting room/dining room with French doors to front*
- *Kitchen opening to garden*
- *Shower room*
- *2 bedrooms*
- *Low maintenance garden*
- *Gas central heating*
- *Private parking*
- *Close to amenities*
- *Ofcom - Ultrafast broadband available. Mobile coverage good inside and outside with four main providers*

WITHIN EASY REACH...

Stonehouse High Street - 0.5 of a mile on foot
Stroud - 8.5 miles
Gloucester - 11 miles
Cheltenham - 18 miles
Bristol - 29 miles
Bath - 31 miles

Outside

The property benefits from a vehicular right of access over a private driveway leading directly to the house. Parking is located immediately in front of the property. To the rear is a low-maintenance, L-shaped garden, laid with paving and gravel. The area offer a blank canvas for the green fingered. Please note that The Coach House is liable to contribute towards the maintenance of the main shared driveway, as well the the section of driveway solely serving the house and the neighbouring property known as Berryfields House.

Situation

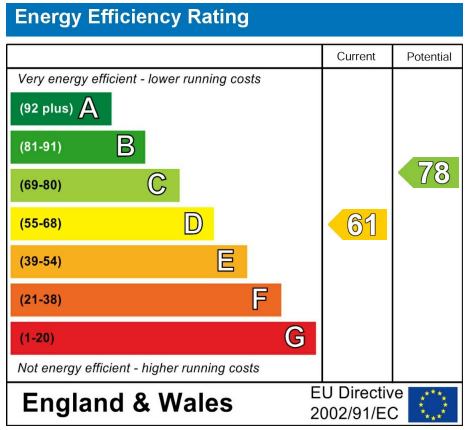
Stonehouse is a thriving and well-connected market town, offering an excellent balance of community life, amenities and surrounding countryside. The area is particularly well regarded for its schooling, with a selection of primary and secondary schools nearby. Stonehouse railway station provides regular mainline services to Gloucester, Cheltenham and Bristol and London Paddington, making the town a practical choice for those commuting to the capital. Road communications are equally convenient, with easy access to the M5 motorway, providing direct routes to Bristol, Bath, Gloucester and Cheltenham, as well as connections to the wider national motorway network. Stonehouse High Street offers a good range of everyday amenities, including independent shops, cafés, public houses, supermarkets and essential services. The surrounding countryside is a particular highlight, with open fields, rolling Cotswold landscapes and a network of footpaths, including along the canal, ideal for walking, cycling and outdoor pursuits. Nearby centres such as Stroud offer further educational and recreational facilities.



Approximate Gross Internal Area = 77.1 sq m / 830 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271920)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL10 2BQ **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band C and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.