

St Fabians, 8, Bristol Road, Stonehouse, Gloucestershire, GL10 2BQ

£660,000

PETER JOY
Sales & Lettings









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A wonderful semi detached Edwardian home in a no through road on the outskirts of Stonehouse that has been the subject of clever, comprehensive renovation and extension with four bedrooms, beautifully landscaped gardens and a stunning, statement 30' kitchen/family room.

ENTRANCE HALL WITH FIREPLACE AND ORIGINAL STAIRCASE, 14' SITTING ROOM WITH BAY WINDOW AND FIREPLACE, SHOWER ROOM, UTILITY ROOM, STATEMENT 30' KITCHEN/FAMILY ROOM WITH WALK-IN LARDER AND FULL HEIGHT GLAZED SLIDING DOORS THAT OPEN ONTO THE GARDEN, FOUR BEDROOMS, BATHROOM, BEAUTIFULLY LANDSCAPED GARDENS WITH AN 18' OUTBUILDING

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

St. Fabians is a handsome Edwardian semi detached house in a small cul de sac on the outskirts of Stonehouse. This road is always popular, and allows for easy access to the shops, amenities and train station of the town with canal side walks just across the road and well regarded Wycliffe school close by. The property was built in 1912 using traditional methods from red brick under a pitched roof. The current owners fell in love with the handsome façade of the property and promptly purchased the house in 2019. They then set about creating a home that honoured the vernacular of the original property whilst introducing contemporary design principals that we expect from the modern home today. The renovation is thorough and nothing short of outstanding - original character features have been carefully retained, and the rear of the house has been extended to create a truly first class kitchen/family room that would grace a property of any value.

A welcoming entrance hall with fireplace and tiled floor, 15' sitting room with bay window, shower room, useful utility room and the statement kitchen/family room are on the ground floor. The latter is a superb room by any standard, measuring 30' x 22', with all the space you could need to cook, eat, entertain and relax. Full height glazed doors slide open at the rear, connecting the house and garden, and there is a walk in pantry and clever, tasteful design touches everywhere you look. The original staircase leads up from the hall, with a landing, four bedrooms and a well appointed bathroom on this level. The whole house is tastefully decorated, light and spacious, and an absolute credit to the owners, who clearly have a real flair for design. A completely unique opportunity for one lucky buyer - an appointment to view is essential.

Outside

The property benefits from long level gardens at the front and rear and an 18' outbuilding with power and light. The front garden is laid to lawn, with a path leading to the front door past abundant borders stocked with a variety of established plants. The owners currently park outside the property in front of the house. They had planned to obtain permission to bring a drive into the property, as most of the neighbours have, but they enjoy the front garden so much as it is, and parking is so easy in the road, that they decided against it. The rear garden was very much part of the thorough renovation project and has been completely remodelled. A large paved terrace is set directly behind the house and this connects with the kitchen once the glazed doors are open. A couple of steps lead up to a long lawn, with a gravel path that leads to the rear of the plot. Hedging screens a level gravelled area, with a brick built outbuilding behind. This measures 18'9" x 11' 5 and it is faced with the original bricks from the house after extension. Well planted borders with colourful shrubs and trees edge this lovely garden, which is ideal for both energetic families and keen gardeners.

Location

The property is situated in a no through road on the outskirts of Stonehouse. Stonehouse is a friendly little town, with a train station with a direct railway line to London, several well regarded schools, including prestigious Wycliffe private school and is located just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op supermarket, three playing fields, pubs and a bustling level High Street with independent shops, restaurants, and cafes. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The renovated historic Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of the beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. Stroud – sometimes referred to as 'Notting Hill with Wellies' and 'Covent Garden in the Cotswolds' – is approximately 2 miles away and boasts an award-winning weekly farmers market, a thriving arts scene, independent shops, cafes, and restaurants, five supermarkets - including Waitrose, Boy's and Girl's grammar schools, and a hospital.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. Take the first exit at the Horsetrough roundabout and proceed past Wycliffe school on your right hand side. Go through the traffic lights and continue. Turn right before the mini roundabout and follow this road around to the right. The house will be found at the end of this no through road on the left.

Property information

The property is Freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks.

Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

Approximate Gross Internal Area 1837 sq ft - 171 sq m
Ground Floor Area 993 sq ft – 92 sq m
First Floor Area 631 sq ft – 59 sq m
Outbuilding Area 213 sq ft – 20 sq m

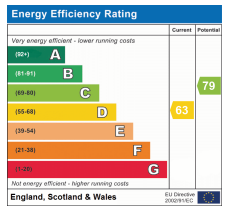


PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

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