



5 Court Farm Mews, Bristol Road, Stonehouse, Gloucestershire, GL10 3RA
£325,000

PETER JOY
Sales & Lettings



5 Court Farm Mews, Bristol Road, Stonehouse, Gloucestershire, GL10 3RA

An end of terrace mews style house in an exclusive waterside development of just 11 properties with a 17' sitting room, 17' kitchen/dining room, two double bedrooms, a garage, parking and garden and use of communal grounds that border the Stroudwater canal.

ENTRANCE HALL, 17' SITTING ROOM, 17' KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM/W.C, TWO DOUBLE BEDROOMS, FIRST FLOOR W.C, ENCLOSED FRONT GARDEN, GARAGE AND PARKING, USE OF COMMUNAL GROUNDS.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

5 Court Farm Mews sits in a delightful position overlooking the Stroudwater Canal, in particular the stretch known locally as 'the Ocean'. The property forms part of a small enclave of converted properties with a good community feel, and towpath walks are right on the doorstep.

The light and airy accommodation is entered via the hallway, off which a superb 17' dual aspect sitting room enjoying views over the canal from both sides. A ground floor bathroom is also found off the hall. Along the corridor, a spacious 17' kitchen/dining room offers plenty of room for cooking and entertaining, with a useful utility area and handy storage cupboard completing the ground floor. An oak staircase leads to the first floor, where two good sized double bedrooms, both with built-in wardrobes, are served by a WC and sink at the top of the stairs. Available with no onward chain, and a real must for your viewing list.

Outside

Outside, the property benefits from a private paved front garden, well screened with established shrubs and planting. There is also access to the wider grounds of Court Farm Mews, which overlook the 'Ocean' stretch of the canal, with a communal seating area from which to fully appreciate the views. A single garage en bloc and an additional allocated parking space are provided, with visitor parking also available.



Location

Stonehouse is a friendly little town with a big heart and a proud community spirit. It is a great place to live, primary and secondary schools, has a direct railway line to London 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 High Street with independent shops, restaurants, and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. 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 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, two well regarded 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 lights and over the mini roundabout and shortly after passing Stonehouse Court hotel on your left and the turning for Court View on your right is the left hand turning into the private road. Shortly after turning onto the private road, continue following the road to the right, which leads to the garage and parking area. Park in a visitor's spot and follow the gravel track around to the property.

Property information

The property is leasehold 999 years from 1/01/1985. Court Farm Mews Management Company – An annual service charge of £520,00 including ground rent per annum. Gas 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 standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

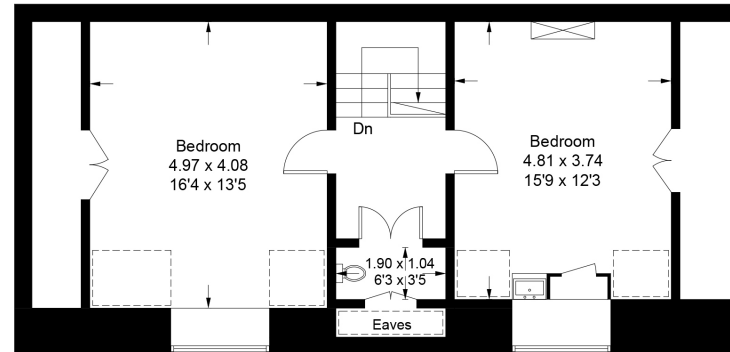
Local Authority

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



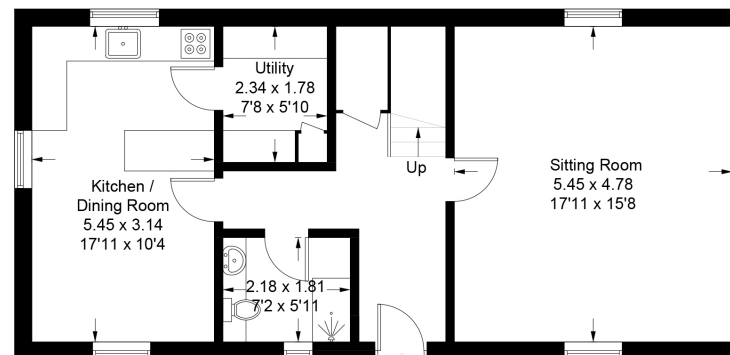
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Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft
(Including Eaves)



Top Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322112)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.