

Brook Cottage, Churchend, Eastington, Stonehouse, Gloucestershire, GL10 3SB

Offers Over £700,000

PETER JOY
Sales & Lettings









# Brook Cottage, Churchend, Eastington, Stonehouse, Gloucestershire, GL10 3SB

A charming semi-detached period home on the edge of Eastington, backing onto a stream and offering over 3,000 sq.ft of characterful accommodation. Further benefits include ample off road parking, a garage and mature gardens. The plot extends to approximately 0.422 acres in a peaceful yet convenient village setting.

PORCH, ENTRANCE HALL, KITCHEN/DINING ROOM, DRAWING ROOM, SITTING ROOM, SNUG WITH CONNECTING STUDY, GARDEN ROOM, UTILITY ROOM, FOUR BEDROOMS, TWO SHOWER ROOMS, GARAGE, GATED GRAVELLED DRIVE, LOVELY GARDENS OF 0.422 ACRES, CLOSE TO AMENITIES

Viewing by appointment only

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







## Description

Brook Cottage is a handsome semi-detached period home set on the edge of the ever-popular village of Eastington. This thriving community is well served with a shop, a welcoming pub and a highly regarded primary school, while open countryside and canal-side walks are just moments away. Originally built in the 1800s using traditional methods beneath a pitched stone roof, the property has been extended over time and thoughtfully updated to create generous, well-presented accommodation arranged across two floors. On the ground floor there is an entrance porch, an 18ft sitting room, an 18ft drawing room with an inglenook fireplace and wood-burning stove, a study, snug, utility room, shower room, a 19ft garden room and a 19ft farmhouse-style kitchen. The first floor hosts four good sized bedroom with the main bedrooms featuring walk in wardrobes. All four of the bedrooms features views over the garden. A family shower room serves all four bedrooms.

## Outside

The property has a wonderful garden, with a total plot size of 0.422 acres. A gate leads into a gravelled drive, with space to park several vehicles. The garage is attached to the house, with power, light and an internal door that leads inside. A large paved terrace is to the immediate front of the property, with steps that lead down into the garden, and this well maintained space. There is a gravelled space to the side of the garden, with a raised pool and shed. Mature trees edge the plot, and a gate at the bottom of the garden takes you down to the stream.

## Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location 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, 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 Stroud water Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth.

## Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway at the end of the bypass. At the Horse trough roundabout bear left and proceed towards the M5. Continue past Stonehouse Court Hotel and onto the next roundabout. Proceed straight over, signposted M5. Turn left at the next roundabout signposted Eastington and continue. Pass the Look out for the turning to Millend Lane on the left and the drive for the property is almost immediately after this, on the left.

## Property Information

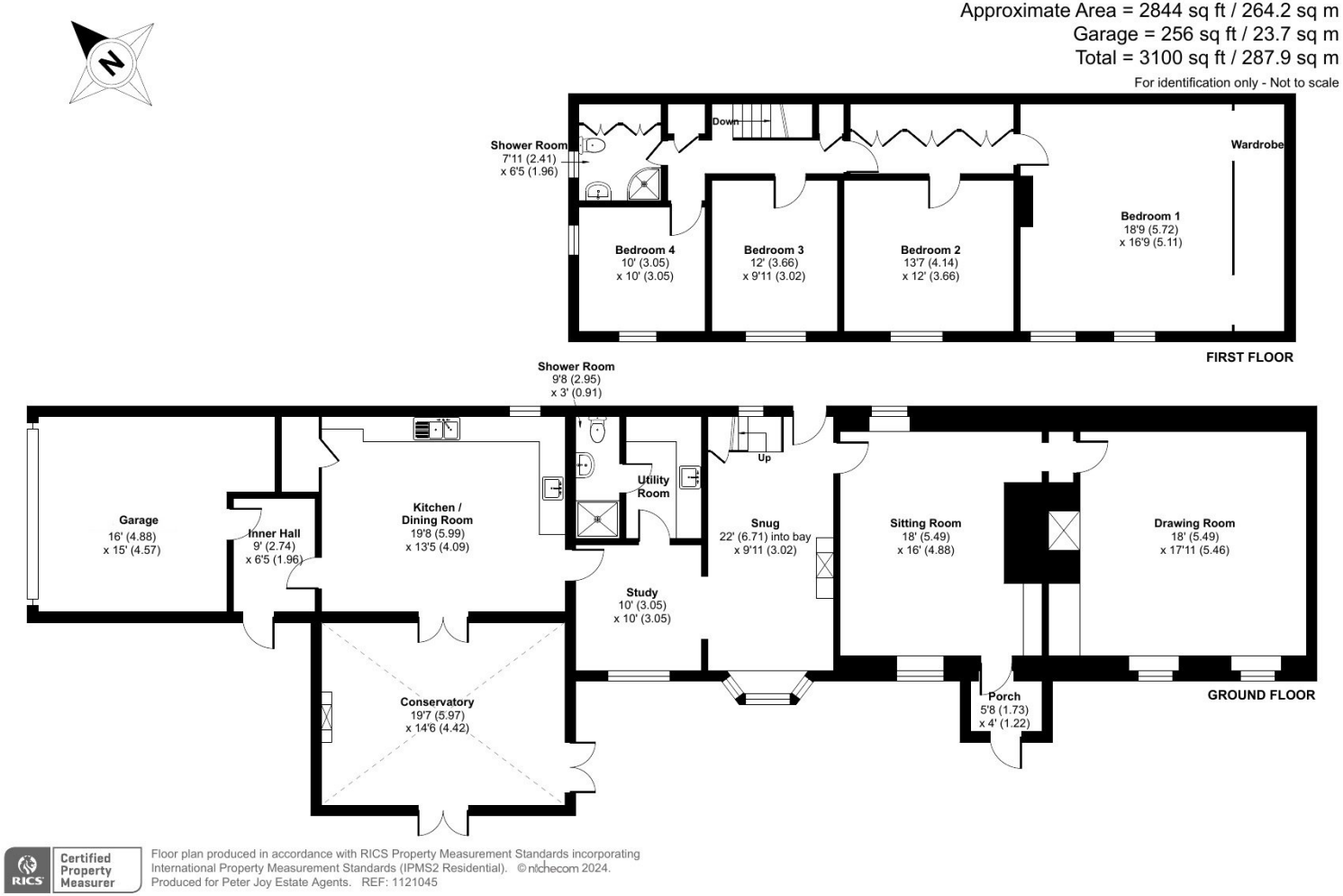
The property is freehold. Gas central heating, mains electricity and water. Private drainage system (septic tank). The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you should have good voice calling and data service from the main mobile providers, although service may be limited inside the house.

## Local Authority

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

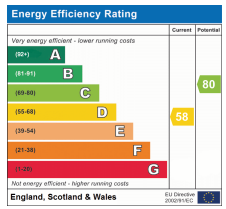
# Churchend, Eastington, Stonehouse, GL10

Approximate Area = 2844 sq ft / 264.2 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 3100 sq ft / 287.9 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1121045




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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