



60 Home Orchard, Ebley, Stroud,
Gloucestershire, GL5 4TT
Price £435,000

SawyerS
Sales & Lettings

A deceptively spacious, five bedroom semi-detached, modern Georgian style town house, with versatile accommodation arranged over three floors. Situated in a popular development, near to the Stroud water canal and the Cotswold Way in Ebley, approximately two miles from Stroud town centre.

The three storey, well proportioned property is of traditional construction, under a tiled pitched roof. Comprising; entrance hallway, cloakroom, open plan kitchen/dining/living room and utility room on the ground floor. Landing, three double bedrooms and a family bathroom on the first floor, and on the second floor, there is a landing with an airing cupboard, master bedroom with ensuite shower room and a large guest bedroom/study/art studio, with windows to the front, enjoying a sunny aspect and views towards the canal and up to Selsley and Middleyard. There is pedestrian access with pretty climbing foliage to the front of the property. The low maintenance, landscaped walled garden to the rear benefits from a seating area with established plants, shrubs, a grapevine and fruit trees. There is a parking space and garage behind the garden. The property could suit multi generational living, a large family, those working from home, or provide an extra income from lodgers.

Amenities: Within Ebley there are several convenience stores, a Post Office, church, primary school, a play park, wine bar/cafe, hairdressers and easy access to lovely canal walks. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amid the famous Cotswold countryside - a blend of rich industrial heritage and contemporary amenities. A very popular, bustling street market together with town centre shopping, pubs, restaurants and bistros are all within approximately two miles of Ebley. There are first class schools catering for all grades and age groups, as well as an excellent bus service around the area. The M5 Motorway is close by, bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance. Stroud also offers a high speed rail service to London, which takes 90 minutes.

Ground Floor

Canopied Porch

Georgian style canopy

Entrance Hall

Front door. White panel doors. Staircase to first floor. Meter cupboard. Natural wood flooring.

Cloakroom

Low level wc. Feature Moroccan style hand basin. Tiled floor. Extractor fan. Modern radiator.

Open Plan Kitchen-Living Room 6.74m (22'1") x 4.29m (14'1") Max

A spacious open plan living room/dining room/kitchen. Double glazed window to front. Two double glazed windows at the rear overlooking the garden. Laminate work tops with a range of cupboards and drawers under. Matching wall units. Breakfast bar. Enamel, one and a half bowl, single drainer sink unit, with mixer tap. Space for a dish washer and fridge/freezer. Natural wood flooring. Door to the utility room.

Utility Room 2.8m (9'2") x 1.5m (4'11")

Upvc double glazed door to garden. Laminate work tops with cupboards under. Space for a washing machine. Wall mounted Glowworm gas boiler. Stainless steel sink unit. Natural wood flooring. Part tiled walls.

First Floor

Landing

White panel doors. Staircase to second floor.

Bedroom Three 3.79m (12'5") x 2.71m (8'11")

Double glazed window to rear. Built in wardrobe/store cupboard.

Bedroom Four 2.93m (9'7") x 2.65m (8'8") To Wardrobe

Double glazed window to rear. Built in wardrobe/store cupboard.

Bedroom Five 3.2m (10'6") x 2.9m (9'6")

Double glazed window to front with views across to Selsley common.

Family Bathroom 2.77m (9'1") x 1.73m (5'8")

Double glazed window to the front. Panel bath with a shower attachment and glazed side screen. Low level wc. Pedestal wash hand basin with a tiled splash back and mirror behind. Extractor fan. Part tiled walls.

Second Floor

Landing

Airing cupboard with a hot water tank. White panel doors.

Bedroom One 4m (13'1") x 3.1m (10'2") To Wardrobe

A generously sized bedroom. Double glazed window to rear. A range of fitted wardrobes with hanging rail and shelving. Door to en suite.

En Suite Shower Room 2.9m (9'6") x 1.97m (6'6")

A generously sized en suite shower room. Double shower cubicle with glazed doors. Vanity wash hand basin with a tiled splash back and mirror behind. Low level WC.

Bedroom Two 6m (19'8") x 2.98m (9'9") Max

This room could quite easily double up as a sitting room/snug or home office. It is currently used as a guest bedroom/study/textile studio space. Two double glazed windows to the front with super views across to Selsley common and church.

Outside

Front

Small gravelled area, with wrought iron railings and a variety of climbing plants. The current owner has a bench here to enjoy the space.

Walled Rear Garden

A low maintenance walled garden, with patio areas surrounded by a variety of established plants, shrubs, grapevine and fruit trees. Steps lead up to a gate that gives access to the parking area and garage.

Garage 5.35m (17'7") x 2.47m (8'1")

Semi-detached garage with a metal up and over door. Rafters storage. Power and light. Parking for one car in front.

Agents Note

There are currently 15 solar panels on the roof. The vendor receives an annual figure of approximately £600 back via Scottish Power. The figures need to be verified and will fluctuate with the weather conditions.

Material Information

Title Number: GR284919

Tenure: Freehold

Conservation Area: Yes, Stroud Industrial Heritage

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: D

Annual price £2,260 (2024/25)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (12 Mbps) Superfast (80Mbps)

Ultrafast (9000 Mbps)

Satellite/Fibre TV Availability: BT, Sky and Virgin


(This information is subject to change and should be checked by your legal advisor)

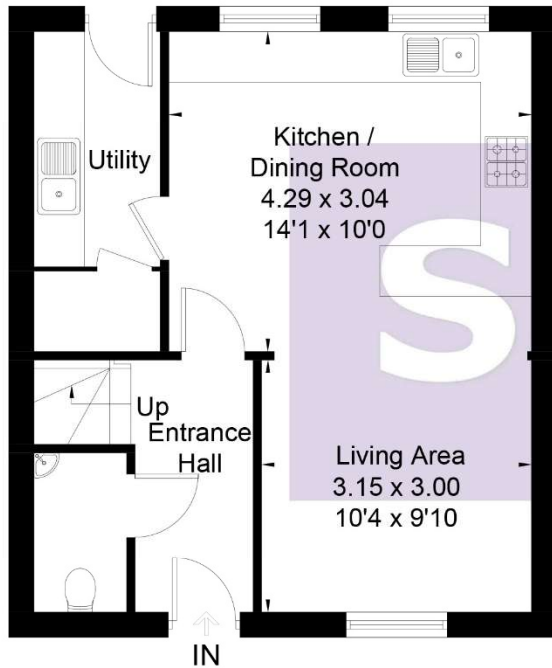
Selling Agent

Sawyers Estate Agents

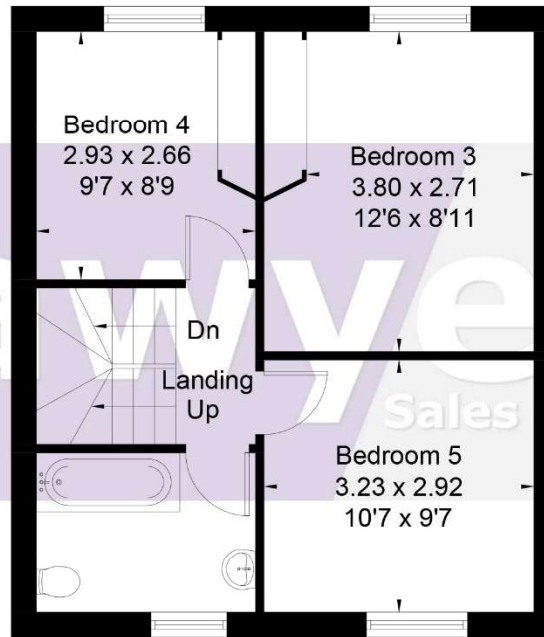
01453 751647

Approximate Floor Area = 122.3 sq m / 1316 sq ft

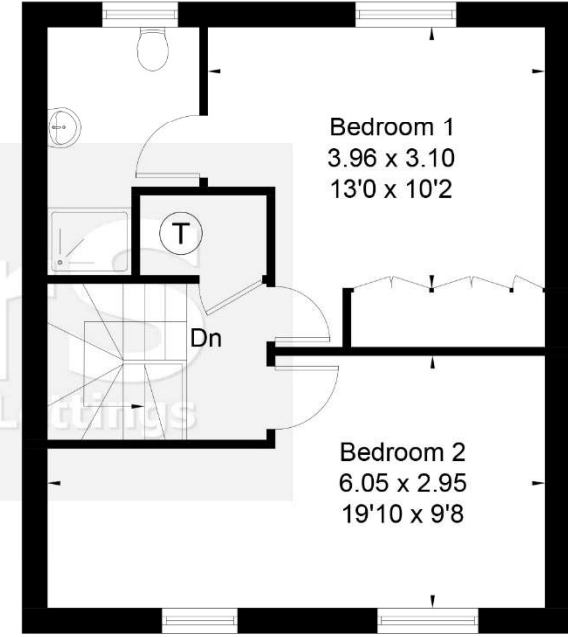
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #65956

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

