



The Hawthorns Eastington

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Offers Over £850,000



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The Hawthorns, Millend Lane, Eastington, Stonehouse, Gloucestershire, GL10 3SG

Fine & Country are delighted to bring to the market this impressive, individually designed and stylishly presented four/five bedroom detached residence, located in a pleasant idyllic setting. This much-loved home offers well-proportioned light and airy accommodation which briefly consists, entrance hall, cloakroom, stylish kitchen/dining room, utility, sitting room and snug/music room on the ground floor whilst upstairs on the first floor you will find the four main bedrooms, two of which benefit from en-suite facilities, bedroom five/home office and the family bathroom.

Amenities: Eastington is a small hamlet positioned on the fringes of Stonehouse with a popular public house, co-op convenience store and a highly rated Primary School. Enjoying rural village life, there are also excellent connections with major routes leading to the principal towns and cities in the region. Facilities in Stonehouse include a Post Office, Supermarket, Primary & Secondary Schools and Public Houses. Wycliffe College & Wycliffe Junior School are private schools which cater for all ages. The M5 is just one mile away, bringing the environs of Bristol within 20 minutes travelling time. London (Paddington) trains can be obtained at Stonehouse and Stroud, reaching the capital in approx. 90 minutes.

Entrance Hall

Double glazed door to front with double glazed side panel, recessed down lighting, stairs to first floor, radiator and stone flooring.

Cloakroom 1.75m (5'9") x 1.3m (4'3")

Double glazed window to front, low level W/C, wall mounted wash hand basin, tiled splash backs, storage and stone flooring.

Sitting Room 5.43m (17'10") x 4.9m (16'1")

Double glazed bay window to front with window seat, double glazed French doors to side, further double glazed window to side, exposed timbers, exposed stone work, reclaimed from the original cottage that stood within the grounds, exposed stone fire place with wood burner, wall light points, television point and timber flooring.

Kitchen Area 5.2m (17'1") x 3.92m (12'10")

Two double glazed windows to rear, recessed down lighting, recessed audio speaker system, stylish modern range of fitted wall and base units complemented with white block edged works surfaces, fitted `Neff` electric hob with extractor over and glass splash back, built in eye level `Neff` double oven, built in AEG dishwasher, built in double fridge and useful breakfast bar with storage under. Upright radiator and stone flooring.

Dining Area 3.44m (11'3") x 3.27m (10'9")

Double glazed bay window to rear, over looking the gardens, recessed down lighting, recessed audio speaker system, radiator and stone flooring.

Utility 4.32m (14'2") x 2.3m (7'7")

Double glazed door to rear, double glazed window to rear, stairs to bedroom five/Home Office, door to double garage, base unit with Butler style sink unit with drainer and mixer tap. Plumbing for washing machine. Space for fridge/freezer, space for wine cooler, exposed beam, access to roof space. Radiator.

Snug 3.52m (11'7") x 2.43m (8'0")

Double glazed window to rear, double glazed window to side and radiator.

First Floor

Landing

Gallery style landing with window to front, access to loft, coving, airing cupboard and radiator.

Bedroom One 4.22m (13'10") x 4.19m (13'9")

Double glazed bay window to front, double glazed window to side, coving, walk in wardrobe and radiator.

Ensuite Shower 1.79m (5'10") x 1.44m (4'9")

Double glazed window to side, recessed down lighting, shower cubicle, pedestal wash hand basin, low level W/C, tiled walls, chrome heated towel rail and tiled floor.

Bedroom Two 3.9m (12'10") x 3.27m (10'9")

Double glazed window to rear, coving and radiator.

En suite Shower 2.13m (7'0") x 1.29m (4'3")

Double glazed window to front, recessed down lighting, shower cubicle, low level W/C, pedestal wash hand basin, shaver point, heated towel rail and part tiled walls.

Bedroom Three 3.3m (10'10") x 2.48m (8'2")

Double glazed window to rear, coving and radiator.

Bedroom Four 3.5m (11'6") x 2.45m (8'0")

Double glazed window to rear, double glazed window to side, coving and radiator.

Bedroom Five / Home Office 6.41m (21'0") x 4.02m (13'2")

Double glazed window to front, four `Velux` style sky lights, recessed down lighting, exposed timber, radiator and television point.

Bathroom 2.15m (7'1") x 1.91m (6'3")

Double glazed window to side, recessed down lighting, bath with shower attachment, low level W/C, wash hand basin set within vanity unit, chrome heated towel rail, tiled walls and tiled floor.

Outside

Grounds

The property is approached via a pillared and gated driveway providing ample off parking and access to the double garage. The generous and established gardens are mainly laid to lawn with well stocked flower borders and are also interspersed by mature trees and shrubs. Raised seating area, further seating area with a Pergola and brick built pizza oven. Raised vegetable planters. Greenhouse and outside security and courtesy lighting. Outside water taps to both the front and rear. Outside power points.

Double Garage 7.39m (24'3") x 6.5m (21'4")

Two up and over doors to front, double glazed window to rear, power and light.

Material Information

Title Number: GR119058

Tenure: Freehold

Conservation Area: Stroud Industrial Heritage

Local Authority: Stroud District

Council Tax Band: F

Annual price £3,253.98 (2025/26 - data from stroud.gov.uk)

Mobile coverage: Average

Broadband Speed: Basic (5 Mbps) Superfast (80 Mbps)

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

Selling Agent


Fine & Country

01453 751661

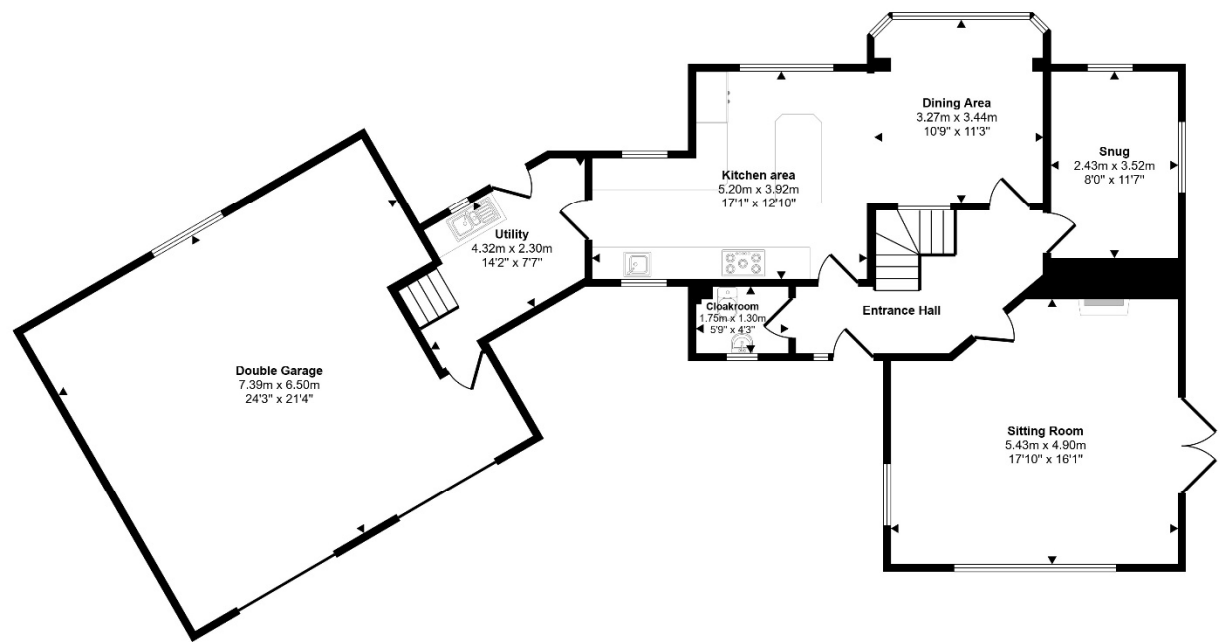
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Directions

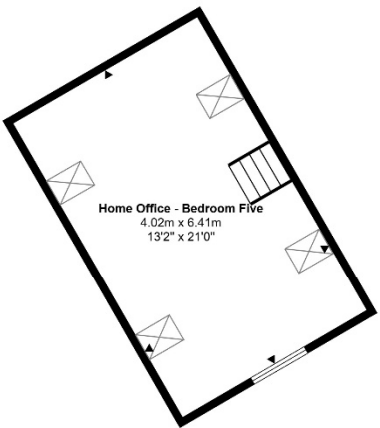
For SAT NAV use: GL10 3SG

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

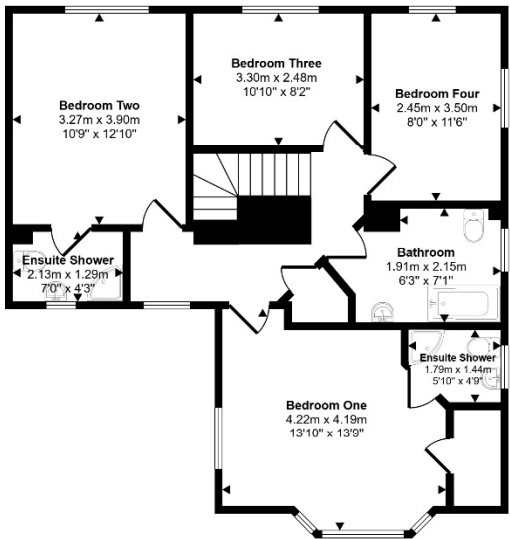
Approx Gross Internal Area
230 sq m / 2479 sq ft



Ground Floor
Approx 133 sq m / 1431 sq ft



First Floor
Approx 26 sq m / 277 sq ft



First Floor
Approx 72 sq m / 771 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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