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**7 The Beagles, Cashes Green, Stroud,
Gloucestershire, GL5 4SD
Price £325,000**

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Extended three bedroom semi-detached home on the popular Foxmoor Estate, improved by the current owners and offered with no onward chain. Features include stylish kitchen, dining room, conservatory, utility, modern bathroom, enclosed garden and garage.

This extended and well proportioned three bedroom semi-detached home Built by Bovis Homes to their larger style three bedroom semi-detached design, the property has been thoughtfully improved by the current owners and offers well presented and versatile accommodation throughout. The property is offered for sale with no onward chain.

Accommodation

Arranged over two floors, the property provides spacious and versatile living accommodation. The ground floor is approached via an entrance hall, which provides access to a useful cloakroom and the comfortable sitting room.

The modern and stylish kitchen is fitted with a comprehensive range of wall and base units, incorporating drawers and cupboards, together with a stainless steel one-and-a-half bowl sink unit, fitted gas hob with extractor over, and built-in double oven. A further appliance space provides additional flexibility. A breakfast bar creates a sociable connection with the dining room.

The dining room benefits from timber multi-glazed bi-folding doors opening into the conservatory. With laminate flooring and wall lighting, the conservatory provides a particularly useful additional reception space and enjoys views over the rear garden. Patio doors open directly onto the covered patio and seating area.

Accessed from the kitchen, the utility room provides further fitted wall and base units, a stainless steel sink, plumbing for a washing machine, and space for a fridge/freezer. Doors lead from the utility room to both the front and rear of the property, providing convenient side access and excellent practicality.

Upstairs, the first floor landing provides access to the loft and leads to three well proportioned bedrooms. Bedroom one benefits from built-in wardrobes, while bedroom two has useful built-in storage. The family bathroom is of particular note, having been fitted with a modern white suite comprising a W/C, wash hand basin, bath and separate shower cubicle.

Parking and Garage

The property benefits from a garage with up and over door, power and lighting, together with a useful courtesy door providing direct access to the rear garden. The garage offers secure parking or valuable additional storage.

Design and Features

The property benefits from gas central heating and double glazing, together with a number of improvements made by the current owners. The modern kitchen, useful utility room, conservatory, and well-appointed bathroom combine to provide a comfortable and practical home, while the larger style design offers well proportioned accommodation rarely found in some of the more standard three-bedroom semi-detached properties in the area.

Gardens and Grounds

The rear garden is enclosed and mainly laid to lawn, with established flower and shrub borders providing colour and interest. A patio area immediately adjoining the conservatory provides a useful covered seating and entertaining space, while gated rear access adds further convenience. The front garden is open plan and mainly laid to lawn, providing an attractive approach to the property.

Location and Lifestyle

The property enjoys a convenient residential position within the well-regarded Foxmoor Estate. Its location provides a peaceful setting while remaining within easy reach of local amenities, the popular Foxmoor Primary School, transport links, and everyday conveniences.

Cashes Green is ideally positioned between Stroud and Stonehouse, offering access to modern amenities while retaining historical features such as the Stroudwater Canal and the Stroud District Council building. Within Cashes Green and nearby Cainscross, there are local shops, a Co-op store, a Post Office, popular primary schools, a public house, and a takeaway. The location provides convenient access to both Stroud and Stonehouse, which offer a wide range of shopping options, educational facilities including state, grammar, and private schools, and various recreational activities. Stroud's leisure centre, nearby golf courses, and a gliding club support an active lifestyle. Commuters benefit from railway stations in both towns, with direct services to London Paddington in approximately one hour and forty minutes.

Material Information

Title Number: GR32375
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: C
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps)
Ultrafast (10000 Mbps)

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

Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) & Sanction checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

Selling Agent

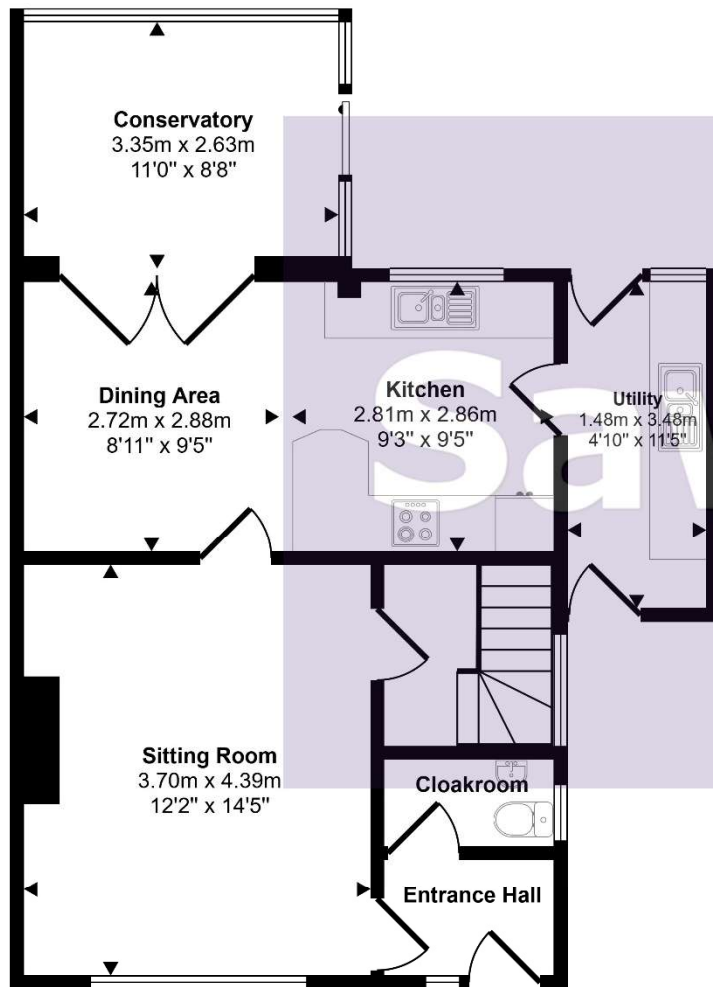
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Directions

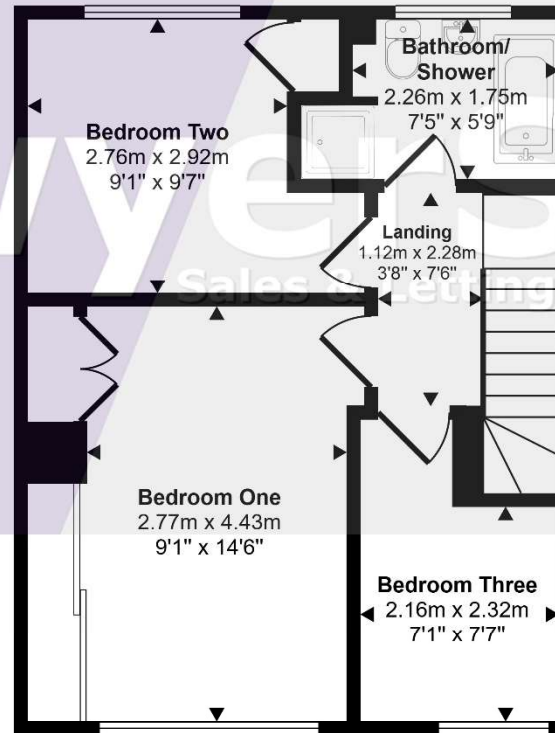
For SAT NAV use: GL5 4SD

From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricon House on your left hand side, follow the road round to your right to join Cashes Green Road. Passing over the railway bridge, at the mini roundabout turn left into Hunters Way. Turn left into The Beagles. Take the first left, where the property will be located on your left hand side.

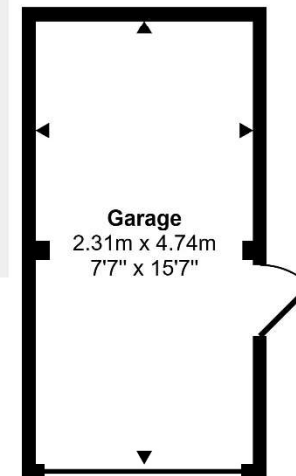
Approx Gross Internal Area
111 sq m / 1195 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Garage
Approx 11 sq m / 118 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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