

ALKERTON GRANGE  
COTTAGES



# 2 ALKERTON GRANGE COTTAGES STONEHOUSE, GL10 3AF

Guide price £389,950

## Description

This is the most delightful semi detached cottage, set in the heart of the village of Eastington. The village boasts a great community with village shop and post office, butchers and a farm shop. Community centre, orchards and play park, some great community groups for all the family. A well regarded village pub called The Old Badger Inn all in walking distance from the cottage.

On approach you lead onto a chipping driveway with a wealth of parking. Mature planting surrounds the pathway up to entrance porch.

Internally a very cosy sitting room complete with inglenook and log burner inset. Opening to a snug/office space with stairs leading to the first floor.

Leading into a beautifully presented breakfast room with velux lights to the ceiling, French doors opening to the garden and open plan to the kitchen. A very well designed fitted kitchen with a wealth of base units, wooden worktops throughout, Belfast sink inset. Doors leading to downstairs cloakroom and a very good sized utility and boot room complete the ground floor.

To the first floor a master bedroom to the front with exposed floorboards, built in his n her wardrobes to each side of a period fireplace. Lovely views from two windows to the front to open fields across the road and this room offers great light.

A further double room overlooks the garden to the rear. A stunning bathroom offers a four-piece suite comprising: a roll top clawed leg bath with wooden panelling to the walls with a modern twist of a walk-in double shower cubicle and underfloor heating. A loft hatch to the landing with ladder provides access to a boarded space.

Outside to the rear laid to chippings with attached workshop/garden store, a raised decked terrace overlooking the grounds. To the side of the cottage a log store has been created with access back to the front.

The grounds offer a deceptively large L shaped garden that has been landscaped in the last two years, with sleepers creating a divide to the lawn with modern lighting inset throughout the garden, stepping stones within the lawn lead to a beautiful corner terrace. This offers a fantastic space for those family barbecues. With lawns continuing to the garden pond at the head of the garden. Ideal location to have a vegetable beds.

This property has been sympathetically restored and extended over the last 5 years. Great care has been taken to combine period features with modern living throughout. The garden has undergone landscaping offering great social space for those summer evenings with family and friends. Overall a beautifully presented cottage.

- Beautifully presented semi detached cottage
- Very good sized L shaped landscaped garden
- Master bedroom with views, fitted wardrobes
- Breakfast room with French doors leading to the garden
- Bedroom two with views to the garden
- Set in the heart of a popular village
- Utility & boot room and downstairs cloakroom
- Sitting room with log burner opening to snug/home office area
- Stunning kitchen with wooden worktops and wealth of space
- Driveway with parking for three/four cars





## Location & Amenities

Eastington offers rural village life with excellent communications with major routes leading to Stonehouse, Stroud and Gloucester the principal towns and cities in the area. It is well served with village shops, an award winning public house The Badger and the Ofsted Outstanding (2011 interim report) primary school. Junction 13 of the M5 is just one mile away. Stonehouse Railway station approx. (3 miles) has direct train links to London (Paddington). Cam railway station approx. (5 miles) has a direct line to Bristol (Parkway). The village is well regarded with a great community spirit, lovely walks and views to enjoy.

### AGENT NOTE:

The current owners have had planning passed by Stroud District council with architectural drawings undertaken to convert the loft. Information will be available on request.

### VIRTUAL TOUR LINK:

<https://my.matterport.com/show/?m=k5sEuUxSeb9>



## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

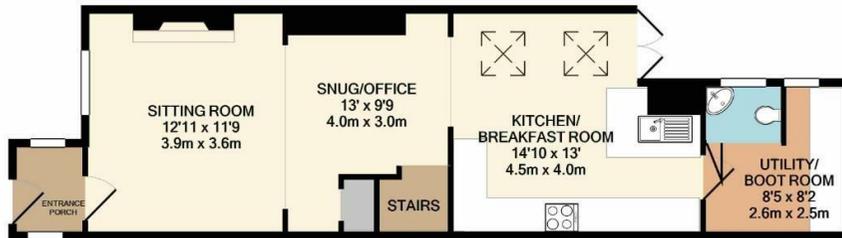
**Fixtures and Fitting:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band C and EPC rating E

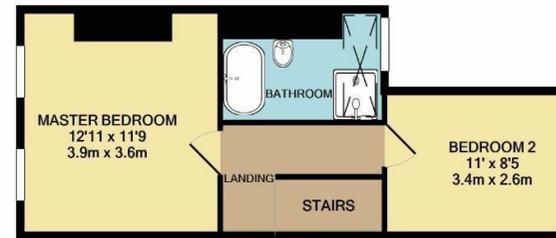
## Directions

From Junction 13 of the M5 on approaching the island towards Stonehouse and Stroud the A419. You will see a petrol station on the left and sign posted right to Eastington. This road is called Springhill, follow this into the village passing the public house The Badgers Inn is on the left hand side. This road becomes Alkerton road and follow up to the next island with a convenience store on the right hand side. Turn right and after a very short distance you will the the village butchers on the right hand side and then our for sale sign on the right hand side for this property.





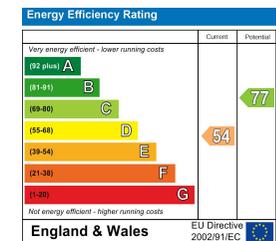
GROUND FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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