



James Sleeman Close, Stonehouse GL10 3GU
£460,000



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• Detached family home • Four bedrooms • Added benefit of a dining room/study • Converted garage currently utilised as a hair salon with additional garage storage available • Enclosed rear garden • Driveway parking for two vehicles • Freehold • Council tax band E (£2,830.40) • EPC rating B85

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

£460,000

Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, dining room/study, storage cupboard, under-stairs storage cupboard and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to garden. Media wall with electric fireplace. Two radiators.

Kitchen

Three uPVC double-glazed windows to side and rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with integrated appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, fridge/freezer, dishwasher, four ring gas hob, eye-level oven and washing machine. Island with breakfast bar. Radiator.

Dining Room/Study

Two uPVC double-glazed windows to front and side elevation. Radiator.

Cloakroom

Low-level WC and corner wash hand basin. Radiator.

Bedroom One

Two uPVC double-glazed windows to side and rear elevation. Built-in mirrored wardrobes and access to en-suite shower room. Radiator.

En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and shower. Heated towel rail.

Bedroom Two

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

Low-level WC, wash hand basin and bath with shower over. Radiator.

Studio/Garage

The single garage has been split, there is still garage storage to the front with an up and over door. The back end of the garage has been converted into a home studio with electric radiator and wall and base units. It is currently being utilised as a hair studio.

Outside

The walled rear garden is fully enclosed and mostly laid to lawn, there is a lovely patio area ideal for alfresco dining and entertaining. The garden has side access to the driveway and access to the garage.

Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is within 0.5 mile of Junction 13 of the M5 motorway, providing access to Gloucester, Cheltenham, and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

Material Information

Tenure: Freehold.

There may be a service charge when the development is complete.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,830.40 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

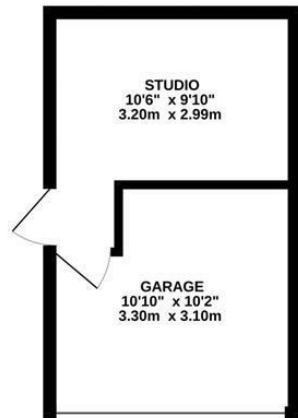
Heating: gas central heating.

Broadband speed: 26 Mbps (basic) and 10,000 Mbps (ultrafast).

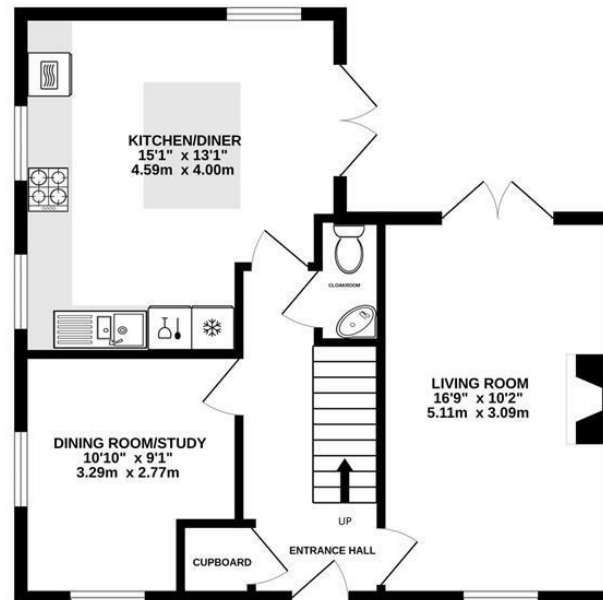
Mobile phone coverage: EE, Three, O2 and Vodafone.



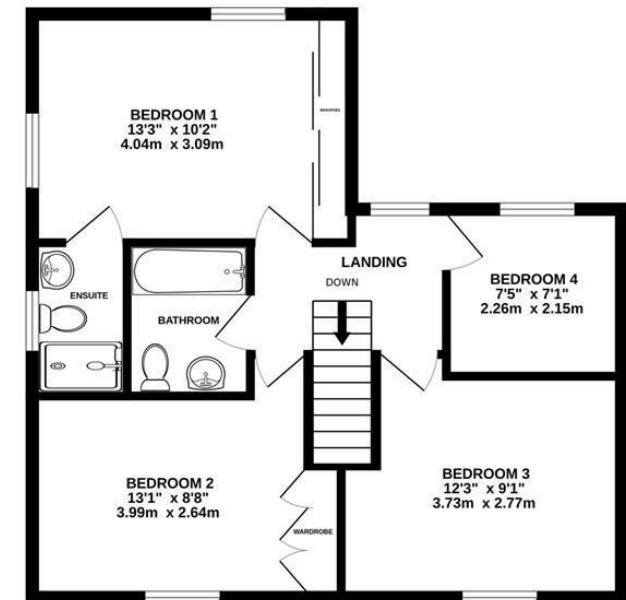
GARAGE
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

