



, Haresfield GL10 3EB
£585,000



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• Semi-detached cottage • Social kitchen/diner space • Overall plot size of 0.24 acres • Garage with summer house and storage sheds • Driveway parking for three vehicles • Popular village location • Good access to motorway • Freehold • Council tax band E (£2,971.82) • EPC rating TBC

£585,000

Entrance Hall

Composite door to entrance hall. Access to living room, second reception room, shower room and stairs rising to the first floor.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to kitchen/diner with windows either side. Wood burning stove. Radiator.

Kitchen/Diner

Three uPVC double-glazed windows to rear garden, two sky lights and uPVC double-glazed French doors to rear garden. Access to utility room, second reception room, living room and lobby. Range of wall and base units with appliances to include a five ring induction hob with extractor on the island and integrated dishwasher, double oven. Radiators.

Second Reception Room

Access to entrance hall and kitchen/diner. Storage cupboard. Radiator.

Utility Room/Boot Room

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Base cupboards to include sink and space for washing machine and tumble dryer. Access to Boot Room. Radiator.

Shower Room

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over.

Outside

The property benefits from an overall plot size of 0.24 acres. The rear garden is mostly laid to lawn with an array of greenery and trees. There is a fenced allotment style area boasting flower beds and a greenhouse. Externally there are three outbuildings to include two sheds and a summer house with power and light. The garage can be accessed via the driveway or integral from the house. The driveway has parking for several vehicles.

Location

The village of Haresfield is nestled at the foot of the Cotswold escarpment and Haresfield Beacon. The village has a pub, church and a primary school. It is conveniently located for transport links such as Junction 12 of the M5 motorway which is 1.8 miles away and provides access to Gloucester, Bristol and Cheltenham. Stonehouse High Street is approximately 4 miles away and also provides local facilities and amenities to include a Co-op with a Post Office, several restaurants, primary and secondary schools and Stonehouse train station which has a main line to London (Paddington Station – 1.5 hours).

Material Information

Tenure: Freehold.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,971.82 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: oil fired radiators.

Broadband speed: 6 Mbps (basic), 80 Mbps (superfast) and 1,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three and Vodafone.



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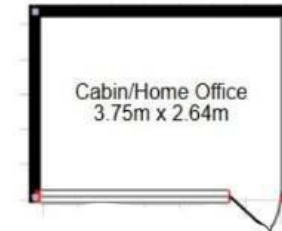
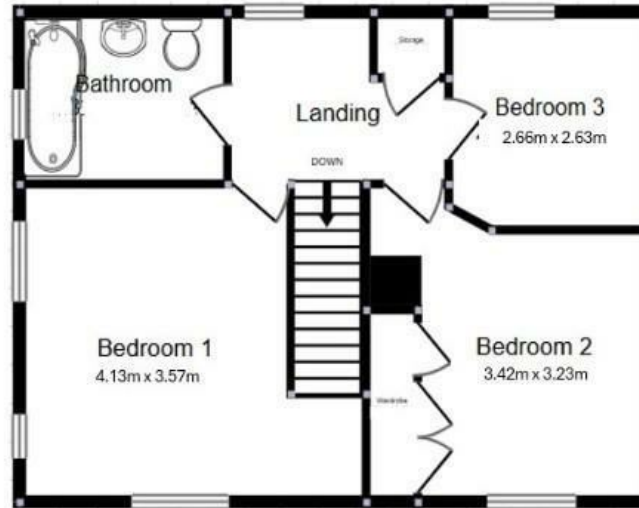
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GROUND FLOOR
130.0 sq.m. (1400 sq.ft.)



1ST FLOOR
54.2 sq.m. (583 sq.ft.)



TOTAL FLOOR AREA 1,982.71 sq.ft. (184.2 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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81 (41)	B		
35 (40)	C		
15 (44)	D		
5 (54)	E		
2 (63)	F		
1 (72)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



