



**The Beagles, Cashes Green GL5 4SE**

**£367,500**

# The Beagles, Cashes Green GL5 4SE

• Extended detached house situated in the sought after Cashes Green area of Stroud • Four sizeable bedrooms to include master with far reaching views • Well-proportioned accommodation throughout with social kitchen/diner space • One off-road parking space on driveway • Single garage • Close proximity to the popular Foxmoor school, local shops and pharmacy • Chain free • Freehold • Council tax band D (£2,404.25) • EPC rating D61

**£367,500**

## Porch

uPVC double-glazed window to front elevation and uPVC door to lobby. Access to living room.

## Living Room

uPVC double-glazed window to front elevation. Access to utility room, dining room and stairs rising to the first floor. Radiator.

## Kitchen/Diner

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include stainless steel two bowl sink with mixer tap and drainer, four ring gas hob, double oven, integrated under-counter fridge and dishwasher. Access to rear lobby and shower room. Radiator.

## Utility Room

uPVC door to side elevation and uPVC double-glazed window to rear lobby. Sink with mixer tap and drainer, worktop and plumbing for washing machine. Two storage areas. Radiator.

## Rear Lobby

uPVC double-glazed sliding door to side and rear elevation and uPVC double-glazed door to kitchen/diner.

## Shower Room

Sliding door to hallway and sliding door to shower room. Low-level WC, wash hand basin and shower cubicle. Radiator.

## Bedroom One

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear and side elevation. Radiator.

## Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

## Bathroom

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

## Outside

The front of the property is access via a public footpath, it is mostly laid to lawn with a gate to the side garden. The side and rear garden has both patio and lawn and is fully enclosed. There is one off road parking space and a single garage.

## Location

The property is located in a sought-after area, with local amenities such as the Co-operative supermarket, Coffee Bars, and hairdressers. Foxmoor Primary School is within walking distance and other schools such as Cashes Green Primary School, Archway Secondary School, Marling Grammar for boys and Stroud High for Girls can be found nearby. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

## Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,404.25 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 18 Mbps (basic), 80 Mbps (superfast) and 10,000 (ultrafast).

Mobile phone coverage: EE, Three (Limited), O2 (Limited) and Vodafone (Limited).



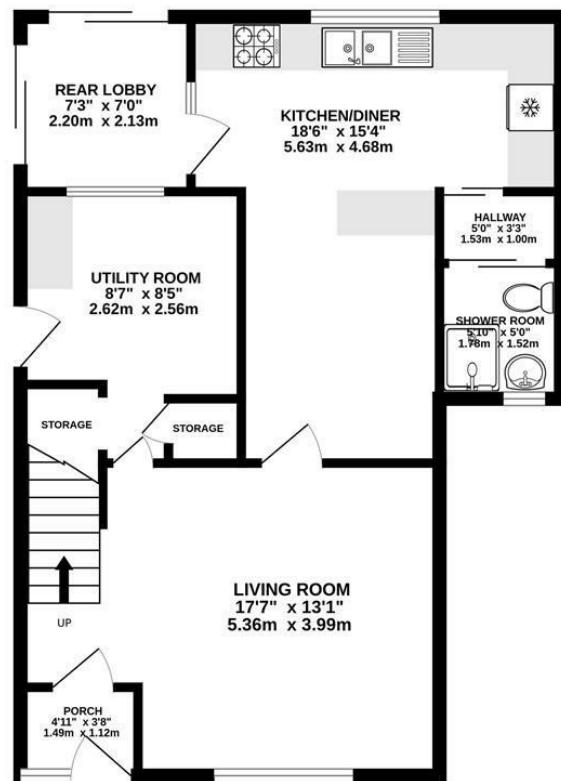
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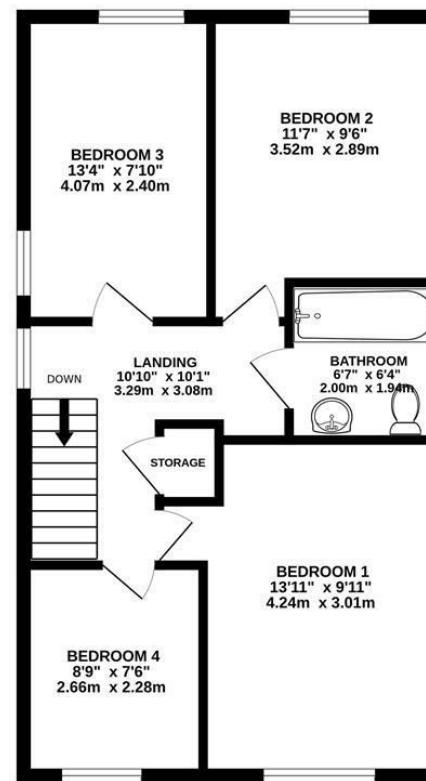
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GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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 identification 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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