

# Crabtree Cottage · Haresfield · Stonehouse

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# Crabtree Cottage
# Haresfield
# Stonehouse
# GL10 3DX

A beautifully presented, handsome detached modern family home in the heart of the sought after village of Haresfield with pretty gardens, parking and planning to convert the loft space into an en-suite bedroom.

**BEDROOMS: 3**
**BATHROOMS: 1**
**RECEPTION ROOMS: 2**

**GUIDE PRICE £560,000**

## FEATURES

- Detached Cottage
- Village Location
- Open Fireplace
- Kitchen/Dining/Family Room
- Palnning permission to convert loft space
- Southerly Facing Garden
- Family Home
- 3 Bedrooms
- Ample Parking
- Immaculately Presented





## DESCRIPTION

Crabtree Cottage is entered via a welcoming entrance hall, providing access to a convenient cloakroom, stairs to the first floor and the ground floor accommodation. The inviting sitting room features dual aspect mullioned windows that flood the room with natural light, alongside an open fireplace, and Redwood floorboards that run through the downstairs. From here, there are delightful views stretching towards Haresfield Beacon across the neighbouring field.

At the heart of the home lies the impressive open-plan kitchen/dining area with adjoining family room – perfect for both everyday living and entertaining. The kitchen is fitted with grey shaker-style units, complimented by integrated appliances and a feature wine rack. The family room provides a relaxed and sociable space, with French doors opening directly onto the decking area, seamlessly connecting indoor and outdoor living. A separate utility room adds further practicality.

Upstairs, the first floor offers three double bedrooms, the primary bedroom has dial aspect windows and captures the picturesque views of the Cotswold Way. The accommodation is served by a well-appointed three-piece bathroom suite.

The attic space presents an exciting opportunity. Planning permission was granted for a loft conversion into a large bedroom and en suite, with two dormer windows. The space is already partially prepared with floorboards, radiators, power sockets and a feature round window.

Outside, the home continues to impress. The garden wraps around the rear and side of the property, enjoying a southerly aspect lawned area with views and decking, perfect for alfresco dining.

To the front there is a gated driveway, with a lawned area and mature apple trees. The property is enclosed by a protected Hawthorn and Holly hedge, and there is the added benefit of pedestrian access via a neighbouring driveway if required.







## DIRECTIONS

The property is most easily located by leaving Stroud on the A46 in the direction of Gloucester and Cheltenham, branching left at the junction signposted Gloucester. Continue up through Edge and down the hill, straight over the first roundabout and then turn left at the next roundabout passing Fagin's Public House, signposted to Haresfield. Follow this road until you reach the village of Haresfield and turn left at the school. Continue along this lane towards the pub, passing the turning to Haresfield Beacon on your left where the driveway to Crabtree Cottage can be found after a short distance on your left hand side.

## LOCATION

Haresfield is a charming and sought-after rural village, beautifully surrounded by open farmland, yet exceptionally well placed for convenient access to nearby centres including Gloucester and Cheltenham. The nearby M5 Motorway (Junction 12) provides excellent connectivity, making destinations such as Bristol and parts of the West Midlands easily commutable.

The village itself enjoys a strong sense of community and offers a number of local amenities within walking distance of Crabtree Cottage, including a well-regarded primary school, the popular The Beacon Inn, and an active cricket ground and club.

For a wider range of everyday facilities, the nearby town of Stonehouse provides excellent local shopping and services, along with a mainline railway station offering regular direct services to London Paddington in approximately 95 minutes. Alternatively, Gloucester railway station offers connections to the Midlands and the North.

The area is particularly well served by a range of highly regarded schools, including Stroud High School and Marling School in nearby Stroud, Wycliffe College in Stonehouse, and both Sir Thomas Rich's School and The King's School Gloucester. Gloucester also offers excellent shopping and leisure facilities, including Gloucester Quays.

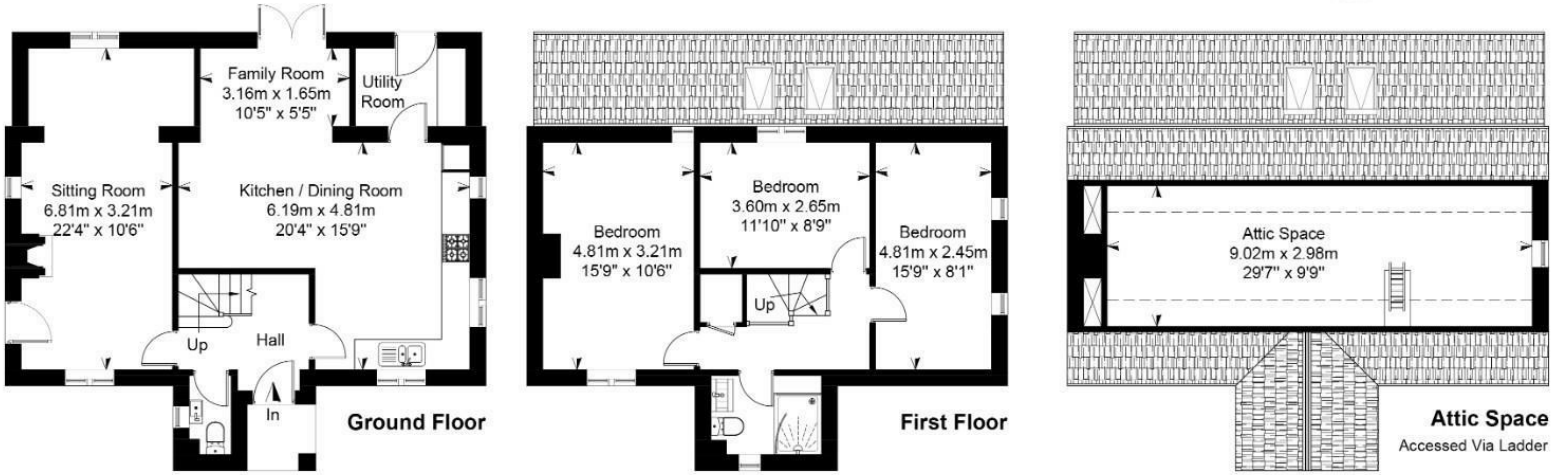
Surrounded by beautiful countryside, Haresfield is ideal for those who enjoy outdoor pursuits, with wonderful walks directly accessible from the village. Highlights include Haresfield Beacon and the adjoining National Trust woodland. The property is also situated less than a mile from the renowned Cotswold Way, offering miles of scenic walking routes through some of the region’s most picturesque landscapes.

For sporting enthusiasts, Premiership rugby can be enjoyed nearby at Gloucester Rugby at Kingsholm Stadium.



## Crabtree Cottage, Haresfield, Stonehouse, Gloucestershire

| | |
|---|---|
| House Approximate IPMS2 Floor Area | 116 sq metres / 1248 sq feet |
| Attic Space | 27 sq metres / 291 sq feet |
| Total | 143 sq metres / 1539 sq feet |
| (Includes Limited Use Area | 10 sq metres / 107 sq feet) |




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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

## SUBJECT TO CONTRACT

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**TENURE**
Freehold

**EPC**
D

**SERVICES**
Mains electricity, water and drainage are connected to the property. Oil CH. Stroud District Council tax band E, £2,837.35 (26/27). OFCOM Checker, broadband Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Mobile, o2, EE, Three and Vodafone all good and variable.

For more information or to book a viewing please call our Painswick office on 01452 814655