



**Boakes Drive, Stonehouse, Glos, GL10 3QW**

**Asking Price £450,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Boakes Drive, Stonehouse, Glos, GL10 3QW

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We at Hunters and Stroud are delighted to present this much-extended and greatly improved 3/4-bedroom family home, offering exceptionally flexible accommodation throughout. The property opens with an entrance porch leading into a bright sitting room, which flows seamlessly into the dining room and onward to a practical kitchen/breakfast room, creating an ideal open-plan environment for modern family living. Just off the dining room is a highly versatile additional room, currently used as a playroom but equally suitable as a 4th bedroom, home office or hobby space. An inner hallway provides access to a downstairs shower room with WC and a practical utility room enhancing everyday convenience.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom features a surprising and generous walk-in wardrobe, while the second bedroom also benefits from fitted wardrobes. A well-appointed family bathroom completes the first floor.

The low-maintenance rear garden is a standout feature, incorporating a superb 23'9" x 10'7" heated log cabin, ideal as an office or cinema room. Additional garden highlights include a covered patio with large pergola and a dedicated children's play area with swing and slide. To the front, the property provides ample driveway parking, a detached garage, a shed and a large carport making this an exceptional and versatile family home.





#### Amenities

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

#### Entrance Porch

Double glazed front door, double radiator, double glazed window, shelves, coving, recessed lighting, wood effect tiled flooring.

#### Sitting Room

14'5" x 13'0"

Double glazed window to the front, coving, recessed lighting, radiator, wood effect tiled flooring, staircase to the first floor landing. Opening into dining room.

#### Dining Room

14'5" x 10'6"

Double glazed French doors leading out into the garden, open plan to the kitchen breakfast room, door to bedroom 4/study/playroom, wood affect tiled flooring.



#### Bedroom 4/Playroom/Study

10'9" x 6'6"

A very flexible room with two double glazed windows, radiator, coving and wood affect tiled floor flooring.

#### Kitchen Breakfast Room

14'5" x 11'2"

Selection of wall and base units with solid wood worktops and a corner ladder unit with automatic light and shelving. Complimented by a central Island with integrated dishwasher and under hung sink, storage cupboards and breakfast bar. Range style gas and electric cooker with 7 Gas rings and stainless steel canopy over. Radiator, wood effect tiled flooring, double glazed French doors leading to the rear garden, door to the inner hallway.

#### Inner Hallway

Wood effect tiled flooring, radiator, coving, double coats cupboard with shelves. Doors to shower room and utility room.

#### Shower Room/WC

8'7" x 6'9"

A white suite comprising a WC, shower cubicle, wash basin to vanity storage, double glazed window, extractor, double radiator, wood effect tiled flooring.

#### Utility Room

11'3" x 4'8"

Wooden worktop and wall unit, space and plumbing for washing machine, space



for tumble dryer, double radiator, coving, gas fired boiler and double glazed front door leading onto the driveway.

#### Landing

Double radiator, linen cupboard, coving, loft hatch and doors to bedrooms and bathroom.

#### Family Bathroom

7'1" x 5'7"

With 3 piece white suite comprising: A panel bath with waterfall tap and shower over, encased system WC, wash basin to storage unit, opaque double glazed window, tiled floor, heated towel rail, majority tiled walling.

#### Bedroom 1 + Walk In Wardrobe

12'2" x 11'3" plus 11'3" x 7'4"

Double glazed window to the side, double radiator and built-in mirror fronted wardrobes with sliding doors, hanging and shelving, opening into a surprise deep walk in wardrobe with pitched sloping ceiling. .

#### Bedroom 2

11'0" x 8'6"

Double glazed window, double radiator, built-in triple wardrobe with hanging and shelving.



#### Bedroom 3

14'6" max x 7'4" max

Two double glazed windows to the rear garden, two radiators, .

#### Outside

##### Detached Garage/Car Port & Driveway

Occupying a corner position with tarmac driveway leading to a detached single garage 17'9" x 9'6" incorporating workbenches, window, power and light, up and over door and personal door to driveway. Cabin behind the garage is a wooden shed with power and light. Alongside the garage is a wide carport providing covered car parking. A side gate leads through to the side garden and into the rear garden.

##### Side & Rear Gardens/ Home Office/Cinema

The garden has been designed with low maintenance in mind with a pergola covering the parts of the patio with water feature along the side. There is some artificial grass, various outside lights, pathway leading to the side garden and front gate. Within the garden is a large log cabin/Home office used as an office and cinema with double glazed what windows and French doors looking out onto the garden. There is also a double radiator which is connected to the houses gas central heating system. The side area of garden has been designed as a children's play area and has artificial grass, children's swings and play area with slide.



Tenure  
Freehold

Council Tax Band C

Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

Agents Notes

Please note: The side garden running alongside the rear of the log cabin is officially owned up to the low sleeper edge, beyond that is owned by highways but is maintained by the current owners. Please ask for more information if more clarity is needed.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>69</b>	Potential: <b>79</b>
England & Wales <small>EU Directive 2002/91/EC</small>	

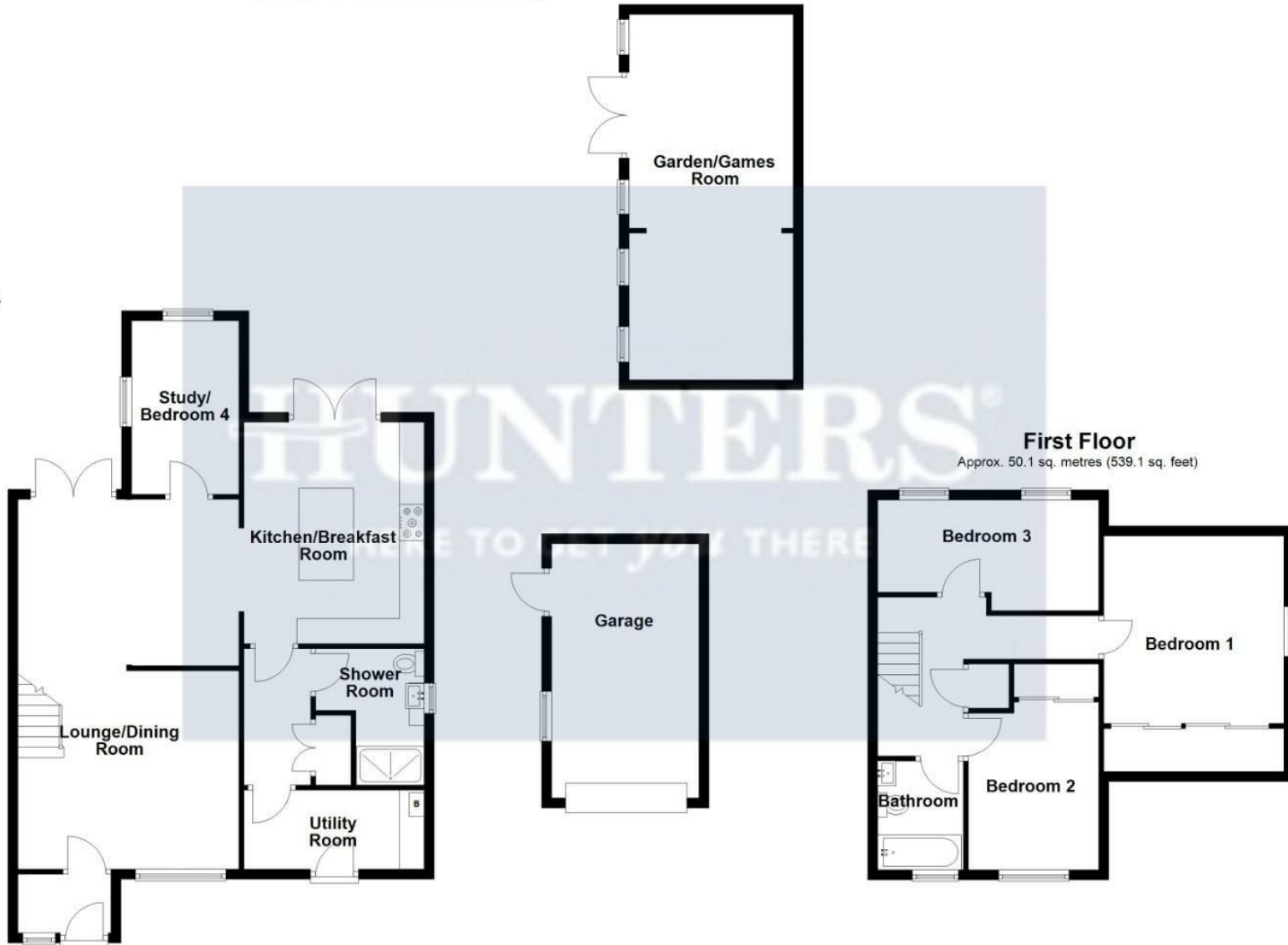
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Ground Floor

Approx. 77.2 sq. metres (830.7 sq. feet)  
(excluding Garden/Games Room, unnamed room, Garage)



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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