



Foxmoor Lane Ebley, Stroud, Gloucestershire, GL5 4PN
Asking Price £795,000

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Hunters Stroud are delighted to offer this extended six bedroomed detached 1930s built house located on the popular Foxmoor Lane with countryside views to the front. The property briefly comprises an entrance porch which leads to an entrance hall, WC, a bay fronted sitting room, and a large kitchen dining/family room which opens into a games room. Alongside the games room is an integral garage (potential for an annex). To the first floor there are two double bedrooms both with en-suites, two further bedrooms one currently used as an office, and family bathroom. To the top floor two further bedrooms with WC. Outside, the property is sat back behind a deep cobbled driveway with additional garage to the left with lawn and patio areas. To the rear, a good sized garden currently divided into two parts the first part serving the main house and the second part alongside the summerhouse/Annex which is used for Air B&B purposes. There are also solar panels which generate a generous income each year. Access gates to Glenfield rise from the rear of the garden.





Hunters Gold Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you 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 for a free valuation.

Amenities

This extended detached family house is within easy reach of Cainscross shops with its Cooperative supermarket and Post Office facility whilst there is a very useful corner store in nearby Ebley. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls as students often walk to and from these schools. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction.

Directions

Proceed along the Westward Road and turn right into Foxmoor Lane, go under the railway arch past Glynfield Rise. The property is along on the right recognised by our for sale board.

Entrance Porch

Double glazed door and window, 2/3 glazed door with fixed leaded window into hallway. Recessed lighting.

Hallway

Staircase leading to the first floor, oak wood floor, radiator.

WC

Comprising a WC, wash basin, double glazed window, heated towel rail, recessed lighting, oak wood floor.



Sitting Room

11'4" not into bay x 12'5"

Double glazed window to the front with view, old school style radiator, open fire with stone surround and hearth, picture rail.

Extended Kitchen Dining/Family Room

18'0" x 9'7" + 12'2" x 11'9"

Comprising wood shaker style base units with wooden worktops and white wall units over, range style gas/electric oven with extractor over, plumbing for dishwasher, space for refrigerator, sink with mixer tap and boiling hot and cold tap. A set double glazed French doors to patio, double glazed window to the rear, second set of French doors, tall utility cupboard, wood flooring, tall radiator, roof windows. Double doors to games room.

Games Room/Office

19'0" x 12'9"

A large room which could be used in various ways comprising: Wood strip floor, recessed lighting, French doors to patio, integrated ceiling speakers, double glazed window to the rear, double radiator, door to the integral garage.

Integral garage/Utility

13'5" x 13'0"

Soon to have a new electric roller door, currently with double hung doors. Currently used as part garage and part utility. Comprising a tiled floor, worktop and base units with shelving over, plumbing for washing machine and space for tumble dryer. Solar control panels, electrics, wall mounted gas fired boiler, tall ceiling, potential to be made into a kitchen if an annex is created.

Landing

Radiator, recessed lighting, staircase to the second floor, double glazed window, linen cupboard, oak doors to...



Family Bathroom

9'8" x 8'0"

A modern white and black themed bathroom/shower room with low threshold shower with showerhead recessed in to the ceiling with additional handheld shower handset, encased cistern WC, standalone bath and taps, white wash basin with mixer tap, two sealed unit double glazed windows, would effect floor, heated towel rail, recessed lights, some tiled walling, large mirror and light.

Bedroom 2

13'4" into bay x 12'5"

Bay window with views, old school style radiator, door to ensuite.

Ensuite

9'0" x 5'5" max

Comprising a encased cistern WC, wash basin to storage unit, shower cubicle, sealed unit double glazed window, radiator.

Office/Bedroom 6

11'2" max x 7'3" max

Currently open plan, with sealed unit double glazed window to the garden, under stairs area, recessed lighting, picture rail. A wall and door is soon to be fitted creating a separate room rather than an open plan room.

Master bedroom

18'1" max x 12'9"

Two double glazed windows to the garden, double radiator, door to ensuite.



Ensuite

9'1" x 6'1"

Comprising a wash basin to vanity unit, corner shower cubicle, roll top bath with telephone style taps and mixer handset, WC, heated towel rail, stone tiled walling, opaque sealed unit double glazed window, recessed lighting.

Bedroom 3

12'4" to chimney breast x 10'1"

Sealed unit double glazed window with view, radiator, eaves cupboards.

Top Floor Landing

Two roof windows, doors to bedrooms and WC.

Bedroom 4

12'6" max to beam x 12'0" max reducing 7'6"

Velux window to a countryside view, skirting heater, alcove storage, opening into a low pitched area with Velux window. Pipework in place for a radiator.

Bedroom 5

24'7" x 11'7" max reducing 6'8"

Access to eaves, Velux window to countryside view, radiator, integrated desktop, further roof window, low pitched ceiling in part.

WC

Comprising a WC, pedestal basin, tiled splashback, extractor, heated towel rail/radiator, tiled floor.

Outside



Rear Gardens

The garden is currently split into two parts divided by a wooden fence and gate as the second part of the garden to the rear of the fence has been allocated to the outbuilding/summerhouse which has been used for Air B&B. The garden area closest to the house has a wide patio terrace, shed and steps to a lawn. There are various shrubs and plants and a tall fence and gate leading into the second area. The second area has a curved lawn leading to a composite deck with pergola over and water feature. Steps lead to a vegetable plot to the rear. Double gates lead to Glenfield rise. There is a summer house/Annex which is used for Air B&B comprising a bedroom, kitchenette and shower room. There is also a wood fired hot tub and a barrel shaped sauna which would be available via separate negotiation if required or taken away.

Front Garden

Located to the front is a wide cobbled driveway with an additional garage to the left. The cobbled drive provides parking for many cars. There is a raised lawn with borders to the left and patio area adjacent to the front door. Also an EV charger, security light, gate leading to the side return and second gate into the rear garden.

Detached Garage & Driveway

As mentioned a cobbled driveway provides off-road parking for mini cars and there is a detached garage to the left of the property with an electric roller door, lights, ample power points.

Tenure

Freehold

Council Tax Band

Band D

Social Media

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	72
England & Wales	EU Directive 2002/91/EC	

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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Total area: approx. 226.1 sq. metres (2433.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Westlands, STROUD

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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