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PROPERTY MADE PERSONAL

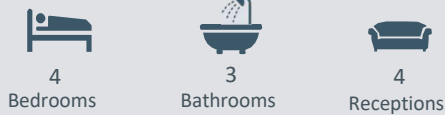


Stone, Gloucestershire, GL13 9LE

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Stone, Gloucestershire, GL13 9LE

Key Features



- Detached residence
- Four bedrooms
- Immaculately presented
- Large garden
- Plenty of parking
- Flexible living accommodation
- Close to transport links

About the property

Located in a private position, Broadway House offers the discerning buyer a lovely detached residence offering a flexible arrangement of accommodation along with plenty of parking, a generous garden, quality finishes throughout and benefiting from being immaculately presented.

To the ground floor, there is plenty of flexible living accommodation including a beautiful open plan kitchen/dining room benefiting from plenty of bespoke fitted units and flagstone flooring. There is also a good-sized utility room and a useful boot room.

Following through, there is a downstairs shower room and a snug room which is beautifully presented, leading through to a generous sitting room with a bay window to the front and French doors out to the garden and patio area. The sitting room also benefits from a large feature fireplace and cream wood burner.

Also on the ground floor there is a good-sized conservatory/garden room - an ideal place to sit and enjoy the lovely established gardens. To the front of the property, there are a further two rooms, both benefiting from bay windows and ideal as an office/4th bedroom and a morning room.

To the first floor, there are three bedrooms, the master being of a truly generous size with plenty of built-in bespoke wardrobes and benefiting from French doors opening out to a Juliet balcony. There is also wonderful en suite bathroom. The family bathroom, again immaculately presented, enjoys a roll-top bath.

Outside, the property is fully enclosed and offers plenty of paved parking to the side and a double garage. There is a generous garden, with a small orchard behind a picket fence, and a large part-paved patio area ideal for entertaining.

Amenities

Stone is a small village in Gloucestershire, with a population of around 700. It stands on the A38, just south-west of its crossing of the River Severn, roughly halfway between Bristol and Gloucester. There is a church, a village green, a Church of England primary school and a village hall.

The village has many links with the historic town of Berkeley, some 2.5 miles to the north, which also has a primary school. There are several well-regarded secondary schools close by and a number of public houses/gastro pubs.

The attractive market town of Thornbury is also close by, with plenty of amenities and a farmers' market which is held monthly.



This is an ideal location for those looking for a more relaxed rural lifestyle yet within an excellent easy commuting distance of the larger centres of Bristol, Cheltenham and Gloucester via the A38 and M5 motorway network, being just a mile away from Junction 14 and only ten minutes to the M4 Almondsbury interchange. There is also a main line train station at Box Road, Cam, serving Bristol and London via Gloucester. Bristol Parkway station is a short distance away.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Nailsworth, take the A46 towards Stroud bearing left towards Stonehouse and Dudbridge, turn left at the roundabout and follow the signs for the A419, continue along the A419 until you reach the Stonehouse roundabout. Take the first exit onto Bristol Road and travel along for 0.9 miles to the next roundabout and go over the M5. At the next roundabout take the first exit onto the A38. Continue along the A38 for a distance until getting to Stone where you take a right turn sign posted Lower Stone and the property can be found immediately on the left hand side.

Services & Tenure

- Tenure - Freehold
- Electricity - Mains Supply
- Water – Mains Supply
- Sewerage - Mains Supply
- Heating - Oil

Local Authority

Stroud District Council, Stroud
Council tax Band - F

Our reference

NAI202610
3rd November 2025







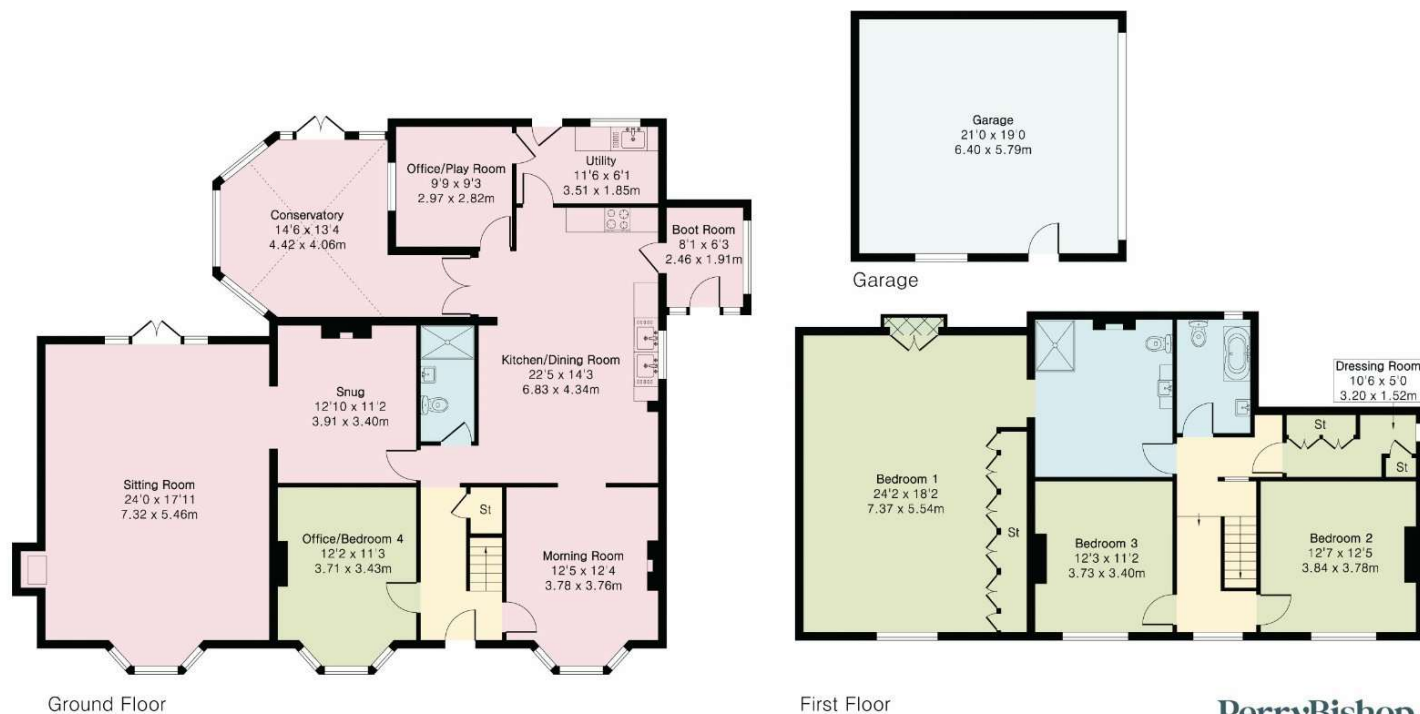


**Approximate Gross Internal Area 3003 sq ft - 279 sq m
(Excluding Garage)**

Ground Floor Area 1873 sq ft – 174 sq m

First Floor Area 1130 sq ft – 105 sq m

Garage Area 398 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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