

Presenting: 2 Waterton Close, Stoke Orchard, GL52 7ST



A stunning and upgraded modern home

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About this property...

Stoke Orchard is the location of this stunning "Landguard" type Bloor Homes property. The property is set over three floors and has flexible accommodation to suit many family units and allows home workers. The property is located on a corner plot and whilst the builder may have left a blank canvass outside, the owners set to work with spending thousands on planting and landscaping. The front is approached via a private drive, the second of six off this drive. There are a couple of lovely trees out the front to set the property. It looks over to the community centre and the play park from the front of the house. The hallway is in the centre of the home and is access to the two winding staircases that run through the spine of the house. The ground floor is finished with Karndean wood type flooring throughout. There is a cloakroom in the hallway. Turn right into the living room, which runs front to back and is flooded with light on account of windows on three sides, the main one being the open bay window. Double doors here open out onto the garden. The kitchen/diner family room is a massive 27' x 10' fitted with a high specification kitchen including a range of fitted appliances, space for a dining table and sofa. There is a neat utility room from here to hideaway the washing/dog/muddy boots from your countryside walk.

The first floor consist of three double bedrooms. One of which is its own suite with en-suite shower room and dressing room. The latter useful as a cot room, dressing room or home office. The main family bathroom is on this floor also. The bathrooms are all of a high specification, the main with luxury spa bath. Onto the top floor. This room has a further double bedroom to the right, part of a 2nd floor suite if needed or separate annexe. The landing has ample space for another study or office. To the right on this floor is a large dressing room, again with flexible use as playroom. This room has a further en-suite and walk in wardrobe.

The property is littered with upgrades and extras in almost every room. From perfect fit blinds, granite worktops, flooring, jacuzzi bath, induction hob, upgraded and high specification bathroom fittings and much more.

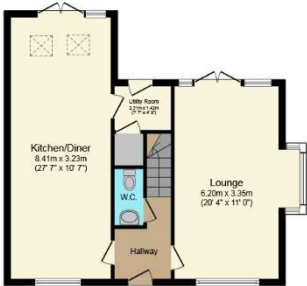
Outside the property has a driveway for two cars, leading to a double length garage at 27'2 x 10'6 in size with power, light and storage in the rafters. The front garden has an abundance of colour and cover ensuring there is nothing plain and boring about the outside of this modern home. In the rear garden the owners sought to develop areas or "rooms" for different time of the day and seasons. There are growing areas, along with two seating areas, one to chill and one to eat and entertain. There is an area with artificial turf for kicking a ball around and it is bounded mainly by a wall.

Stoke Orchard is a village that in the last 10 years has developed into a vibrant, populated and conveniently located village. With the new homes has come a lovely shop/coffee shop over the road. A community centre with children's play park and a regular bus service from the village. The community centre and shop are run by a collection of passionate villagers, creating a real community in this hub. The agent selling this spent some early life years in the village and it is nothing like the village it was 30 years ago, it now has facilities and features.



Property Features...

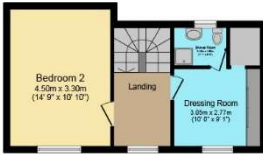
- Four double bedrooms home
- 40' x 30' Landscaped garden
- 27' long double length garage
- Cloakroom and Utility room
- Kitchen/dining/family room
- Two en-suites
- High specification



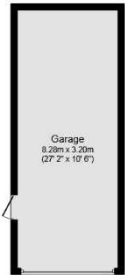
Ground Floor
Floor area 61.7 sq.m. (665 sq.ft.) approx



First Floor
Floor area 53.3 sq.m. (574 sq.ft.) approx



Second Floor
Floor area 32.4 sq.m. (349 sq.ft.) approx



Garage
Floor area 26.7 sq.m. (288 sq.ft.) approx

Printed Contact Details...
Total floor area 174.3 sq.m. (1,876 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

About this location...

Stoke Orchard is a small village with a recent expansion of housing that has now added facilities to the village. The community centre being the main attraction here there is also a shop/coffee shop and children's playpark. It is well located with access via the A4019 to Cheltenham and the A38 to Gloucester and Tewkesbury. Also handy for junction 10 of the M5 (northbound only).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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