



60 Home Orchard

Ebley, Stroud

Guide Price: £375,000

A beautiful townhouse for sale on the Ebley Wharf development, Stroud



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Introducing

60 HOME ORCHARD



A spacious & modern townhouse in Ebley Wharf

A spacious five-bedroom semi-detached townhouse, blending modern Georgian style with practical living across three floors, set in the heart of Ebley Wharf, steps from the serene Stroudwater Canal and Cotswold Way, as well as being just two miles from Stroud's lively town centre. The home offers an open-plan kitchen/dining/living room, three double bedrooms, a family bathroom, a master with ensuite, a flexible guest room/home office with canal views to Selsley, a low-maintenance walled garden, plus parking and garage. Given its generous size, it's perfect for families, with children of all ages or inter-generational living. There is the potential to create rental income from lodgers with associated tax breaks.

Located in the wonderfully designed and regenerated Ebley Wharf, the area boasts canal-side walks, cafés, a wine bar, a play park and ample green open spaces. Nearby, you'll find a gym, shops, post office and local primary school. Stroud is just two miles away, with its acclaimed Farmers' Market, eclectic shops, restaurants and excellent grammar schools. With easy M5 access to Gloucester and Cheltenham and 90-minute direct trains to London. Nature lovers will appreciate the close proximity to the Cotswold Way's, connectivity to Strouds waterways and Standish Woods north of Ebley.

Key Features

- Modern Georgian-Style Townhouse
- Spacious with five well-proportioned bedrooms
- Open-plan kitchen and joint living room area
- Master Bedroom with en-suite
- Low-maintenance courtyard-style walled garden
- Garage and Private Parking
- Located on the secluded Ebley Wharf development with green open space, play park, cafe, gym and walks along the canal
- Minutes walking distance to the Local primary school, St Matthews
- Close proximity to highly regarded Stroud Grammar schools
- Cotswolds location, with the countryside just minutes away
- Excellent energy efficiency credentials and solar panel income
- Opportunity for additional lodger income / HMO conversion
- Option to change open plan kitchen/living to separate rooms
- Potential to use one of the five bedrooms as a living area / snug



Welcome to STROUD



A DYNAMIC MARKET TOWN WITH CULTURAL CHARM

Stroud, a lively market town, sits in the heart of the Cotswold hills. Famed for its creative spirit and historic roots, including the Diggers and Dreamers' legacy, it buzzes with independent shops, artisan markets, and cozy cafés. With excellent connections to London, Bristol, and Cheltenham, and just a short drive from Nailsworth and Tetbury, Stroud blends rich heritage, vibrant arts, and modern amenities, making it a perfect home for those seeking a warm, culturally rich community.

Natural Beauty & Rich History

- Nestled in the Cotswolds Area of Outstanding Natural Beauty (AONB).
- Stroud captivates with historic stone buildings and a textile heritage.
- Surrounded by the scenic Five Valleys, with stunning views & commons.

Community Infrastructure

- Stroud Farmers' Market – Offering produce and crafts every Saturday.
- A vibrant high street with independent shops, galleries, and cozy cafés
- The Sub Rooms hosts music, theatre, and community events, Stroud Brewery offers organic beers, local food and events, with Stratford Park providing a leisure centre, swimming pool, outdoor lido, tennis courts, gallery and play areas, perfect for families.
- Year-round events feature live music, food festivals, craft fairs, history walks, and seasonal celebrations like summer fêtes and winter fayres.

Connectivity

- Excellent rail links to London (90 minutes), Bristol, and Cheltenham, with Stroud station in the town centre.
- Close to Cotswold towns like Nailsworth (5 minutes) and Tetbury (15 minutes), with boutique shops and dining.
- Multiple top-rated schools, as praised by The Sunday Times

Nearby Recreation

- Endless leisure options, from Cotswold Way hikes to wine tastings at Woodchester Vineyard and Stroudwater canal walks.



A Look Inside

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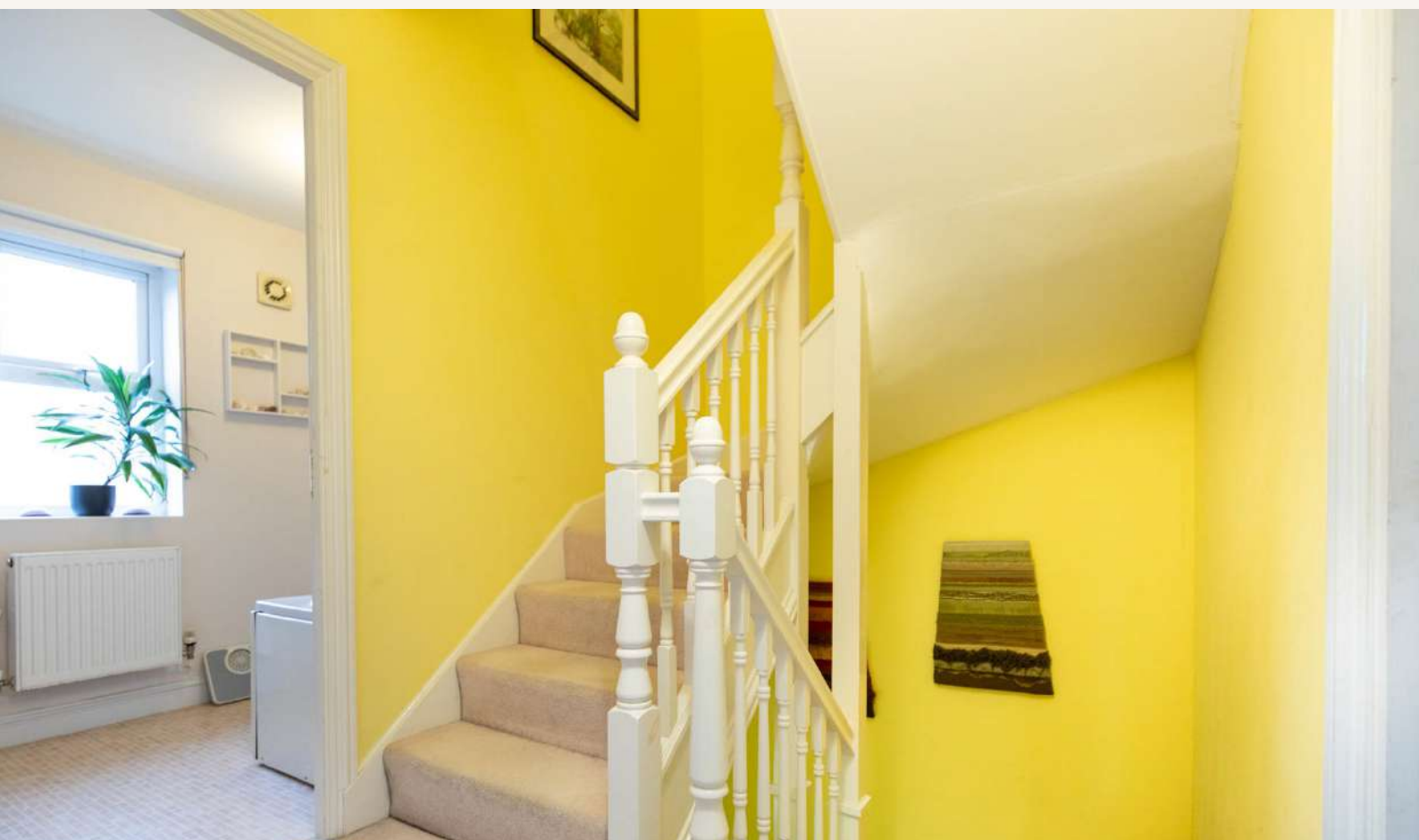


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Ebley, Stroud



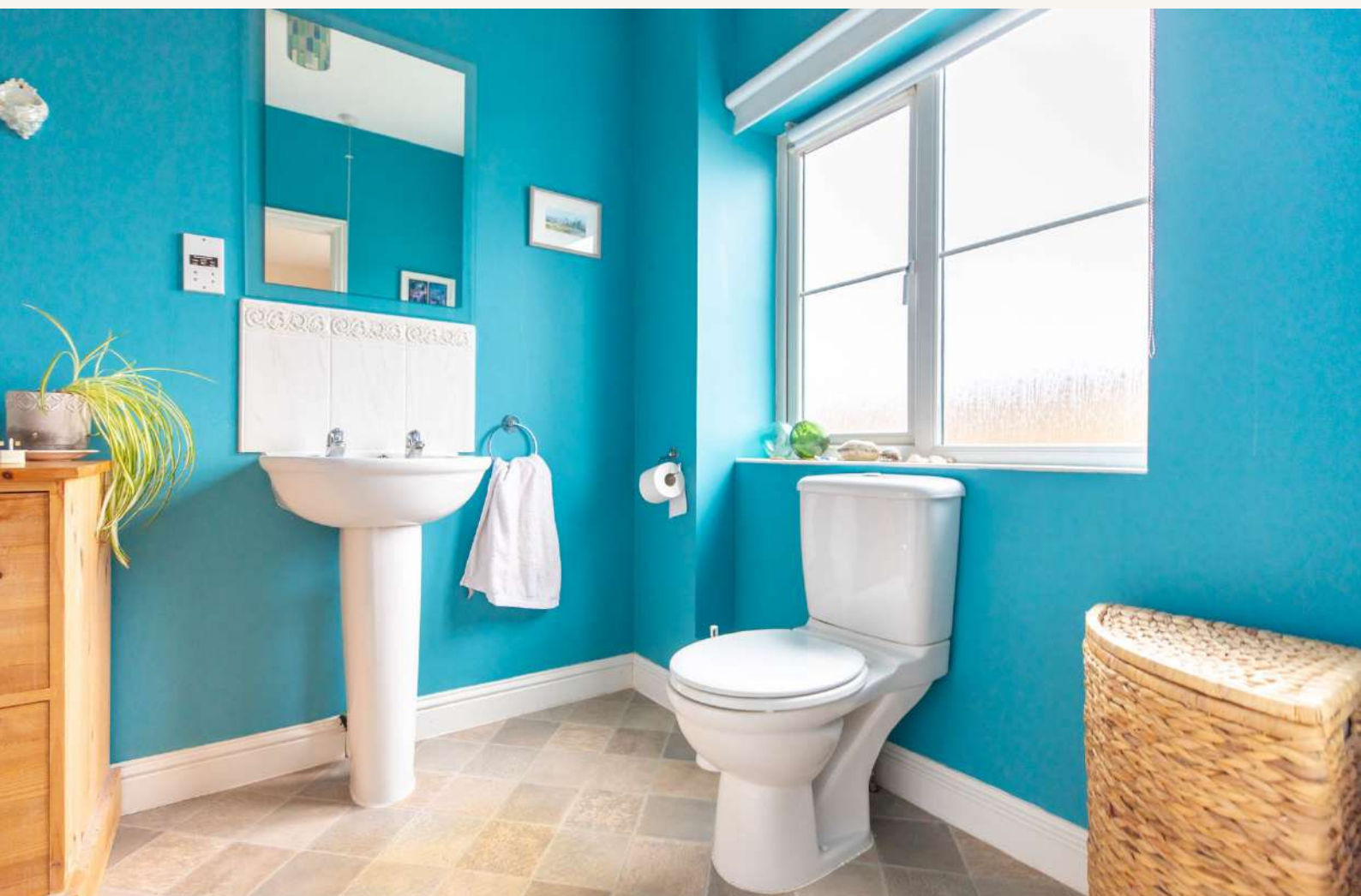












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Property Details

Ground Floor

Entrance Hall - provides access to the kitchen/living area, staircase to the first floor, cloakroom and downstairs WC.

Downstairs WC: Featuring a Moroccan-style hand basin

Kitchen-Living Room: 22'1" x 14'1" (6.74m x 4.29m)

Bright and spacious, open-plan living room and kitchen, with an open area perfect for relaxing, a modern adjoining kitchen area with breakfast bar and large windows overlooking the rear garden.

Utility Room: 9'2" x 4'11" (2.8m x 1.5m) - A functional space with cupboards, worktops and sink with space for a washing machine. Provides access to rear garden.

First Floor - Spacious landing, leading to;

Bedroom 3: 12'5" x 8'11" (3.79m x 2.71m) - Large Rear double bedroom with built in wardrobe and garden views.

Bedroom 4: 9'7" x 8'8" (2.93m x 2.65m) - Rear double bedroom with built-in wardrobe, garden views and ideal for guests.

Bedroom 5: 10'6" x 9'6" (3.2m x 2.9m) - Charming front double bedroom showcasing views to Ebley Wharf and Selsley Common

Bathroom: 9'1" x 5'8" (2.77m x 1.73m) - Well-appointed modern bathroom, with bath (w/ shower attachment) and WC.

Second Floor - Large functional landing, leading to;

Bedroom 1: 13'1" x 10'2" (4m x 3.1m) - Spacious master double bedroom with fitted wardrobes, private en suite and garden views.

En Suite: 9'6" x 6'6" (2.9m x 1.97m) - Modern bathroom, featuring a double shower, vanity basin, low-level WC and tiled splashback.

Bedroom 2: 19'8" x 9'9" (6m x 2.98m) - Large versatile double bedroom with options to use as an office for home working or studio. Far reaching views on to Selsley Common.

External

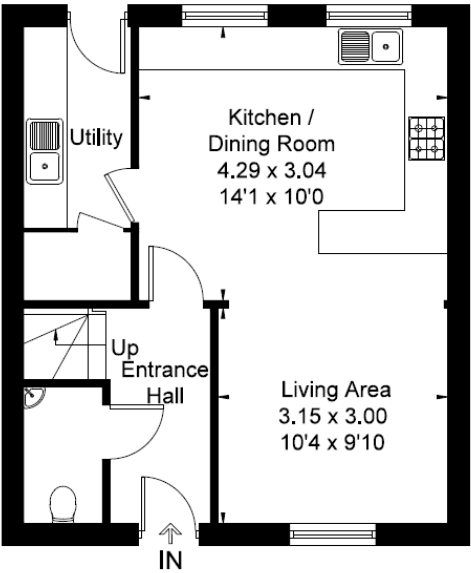
Garden - Rear low maintenance walled garden with patio area. and various fruit trees. Steps lead up to rear parking area and garage

Garage: 11'7" x 8'1" (5.35m x 2.47m) Semi detached garage with rafter storage and external allocated parking.

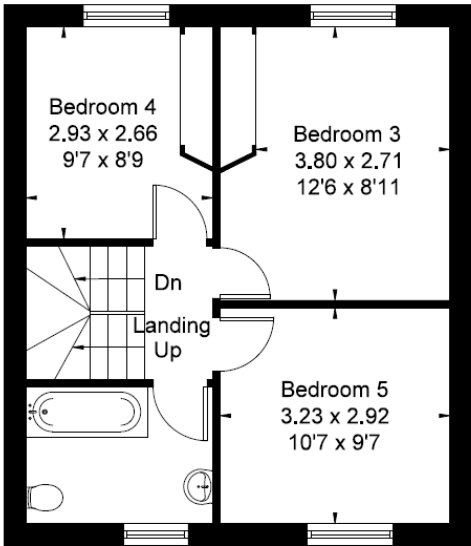
TECHNICAL DETAILS

- Total Floor Area: 1,302 sq.ft (120.95 sq m)
- Freehold
- EPC Rating: B
- Council Tax Band: D
- Estate Management Service Charge: Vendor pays £26.75 pcm / £320 pa
- Photo-voltaic: 15 solar panels providing an income of approx. £600 p.a.
- Conservation Area - Stroud Industrial Heritage
- Mains services include water, electric, drainage
- Excellent broadband and phone connections (Ofcom).

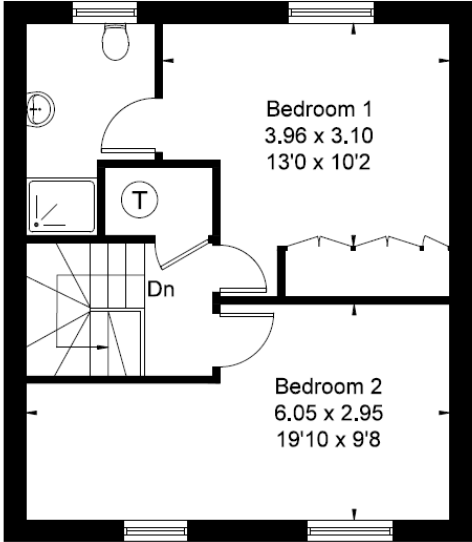
FLOOR PLANS



Ground Floor



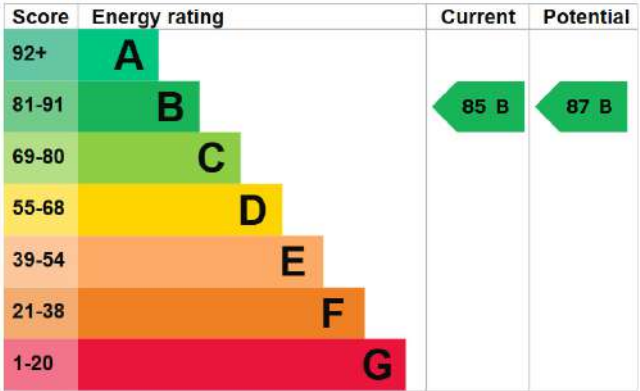
First Floor



Second Floor

ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. 60 Home Orchard has scope for increased efficiencies with details set out in the EPC which can be issued on request.



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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Buy Me!



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Independent Estate Agency · Stroud & The Cotswolds