



FOR SALE
AJ
ESTATE AGENTS
GLOUCESTERSHIRE
01452 903303
www.aj.co.uk

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

AJ
ESTATE AGENTS
GLOUCESTERSHIRE



21, STONEHOUSE, GL10 3PF

£274,950

The Property

A beautifully presented two-bedroom semi-detached home, ideally situated in the sought-after village of Leonard Stanley. Throughout, a wealth of natural light greets you.

In the last five years, the current owners have taken considerable care to seamlessly create a fantastic home. They have undertaken complete modernisation to include rewiring, a new central heating system with Worcester Bosch combi boiler and HIVE smart controls, new windows and doors, kitchen and bathroom, complete redecoration and flooring throughout, making this a turnkey home.

Tucked away in a cul-de-sac, this contemporary home has been thoughtfully upgraded. From the moment you approach the property, you're greeted by a well-maintained front lawn and a neat, paved path bordered by lavender planting up to the front entrance.

Internally welcoming hallway with stairs to the first floor, doors to the reception and the kitchen, space for coats and shoes. Clever under-stairs storage ensures everyday practicality.

A stylish fitted kitchen does not disappoint with a wealth of base and wall-mounted cabinets, a range of integral appliances, and laminate worktops. There's also space for a washing machine and a door leading to the rear garden.

The living/dining space spans the length of the property, offering an inviting open-plan layout with clearly defined lounge and dining areas. A feature wall contrasts beautifully against the light grey carpets and white walls. Within the living area, a large picture window to the front provides an expanse of light, lends itself to free-standing furniture, opening to the dining area with space at ease for a six-seater dining table and chairs, and patio doors provide a seamless flow into the rear garden, creating an ideal setting for indoor-outdoor living and entertaining.

To the first-floor landing, the high standard of finish continues with doors to both bedrooms, bathroom, and access to the loft.

Bedroom one with large picture window to the front, room for a king-sized bed and free standing furniture, complimented by a walk-in wardrobe. Window to the front with a range of open racking and shelving, a rare and valuable feature. This does have the option to create a third bedroom if required.

Bedroom two is a generous double, tastefully finished with neutral decor and grey carpets, ideal for guests, or a work-from-home setup, with a wealth of natural light, views to the garden.

The four-piece contemporary bathroom, well-proportioned space, featuring both a deep bath and a separate corner shower with black-framed glass enclosure and stylish matte black taps. Wood-effect storage units add practicality while keeping the aesthetic sleek and spa-like feel.

A really lovely home, all you need to do is bring along your furniture and personal possessions. Set within walking distance to local amenities, primary schools, and countryside walks, with easy access to Stonehouse, Stroud, and the M5, this home delivers a relaxing lifestyle and comfort in equal measure.

AGENTS NOTE

Stamp duty at £274,950 first time buyers £0 moving home £3,749 Additional property £17,495





Outside

The landscaped rear garden is a private oasis, enclosed by solid brick walls and thoughtfully designed for low maintenance.

A sun terrace leads out from the sitting/dining room, surrounded by a manicured lawn and raised beds.

There's a built-in garden bench, stylish gravel seating, and a useful garden shed tucked around the side.

Side access into the garage, with a utility area to the rear housing the boiler and further appliance space.

Garden gate conveniently located for ease of access onto the driveway.

Driveway with space for two cars in front of the garage.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band B and EPC rating C





AJ

ESTATE AGENT
OF
GLOUCESTERSHIRE

Location

Located in the well-regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club, and a church, which are a short distance away. Amenities at nearby Kings Stanley include a hairdresser's and a supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include a post office, local schools, supermarkets, and butchers. The main line railway station provides a direct route to London (Paddington), and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award-winning weekly farmers market.



Directions

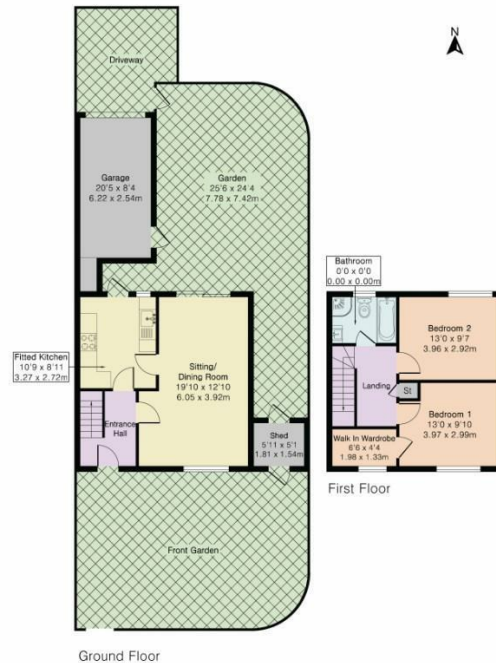
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right; this road becomes Bristol Road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton Road to a T junction, turn right and follow the road. Take a left turn into Church Road and first right into Wesley Road. The property is located on the right-hand side as denoted by our for sale board.

///missions.placidly.importers



**Approximate Gross Internal Area 786 sq ft - 74 sq m
(Excluding Garage)**

Ground Floor Area 393 sq ft - 37 sq m
First Floor Area 393 sq ft - 37 sq m
Garage Area 145 sq ft - 13 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. **IMPORTANT NOTICE:** AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.