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# LYNDALE COTTAGE, MARSH ROAD, LEONARD STANLEY, GL10 3NH

## *The Property*

Tucked away in the heart of Leonard Stanley village, this enchanting chocolate box cottage is a beautifully restored period home that effortlessly blends timeless charm with modern comforts. Thoughtfully updated by the current owners, every detail has been meticulously considered, resulting in a home that exudes warmth, character, and sophistication.

As you arrive, a five-bar wooden gate opens to a private block-paved driveway, offering parking for up to three vehicles. A characterful entrance porch, ideal as a boot room, welcomes you into a spacious hallway, complete with elegant Karndean herringbone flooring that flows throughout the ground floor.

The sitting room is a wonderfully cosy and inviting space, filled with natural light from dual-aspect windows. A striking feature wall of exposed stone and brickwork, enhanced with decorative panelling and a fireplace housing a log burner, sets the scene for relaxing winter evenings. Bespoke plantation shutters and a charming window seat add to the room's appeal, while ample space is available for comfortable seating and freestanding furniture. The room opens seamlessly into the kitchen.

The kitchen is a tasteful blend of period style and modern functionality, featuring deep navy cabinetry with chrome cup handles, solid wood worktops, and a Belfast sink. A built-in larder cupboard adds character and storage, and integrated appliances include a gas hob, extractor, oven, washing machine, and fridge/freezer. The rear windows showcase original beam lintels, further highlighting the home's rustic charm.

From the hallway, stairs rise to a generous landing with a built-in boiler cupboard, leading to two bedrooms and the family shower room. A further staircase ascends to the top floor.

The front-facing bedroom is a spacious double enjoying far-reaching views over rooftops to Coaley Peek and the surrounding countryside. With a window seat, built-in wardrobes, and space for a desk, it's both tranquil and practical. Bedroom three, a bright double at the rear, features another window seat and is currently arranged as a home office with a fitted worktop, ideal for remote working or creative pursuits.

The shower room is stylishly appointed, with a large double cubicle, black-framed glass screen, brass-style fittings, pedestal basin, and low-level WC. White tiling, a feature tiled floor, heated towel rail, and a window to the front complete the space.

At the top of the house lies a truly special bedroom, set within the eaves and showcasing a beautiful exposed stone wall. Dual windows on either side of the chimney breast frame spectacular views extending as far as the Forest of Dean. This serene retreat offers generous room for furniture and includes a built-in corner dresser with inset drawers.









# Outside

## Outside

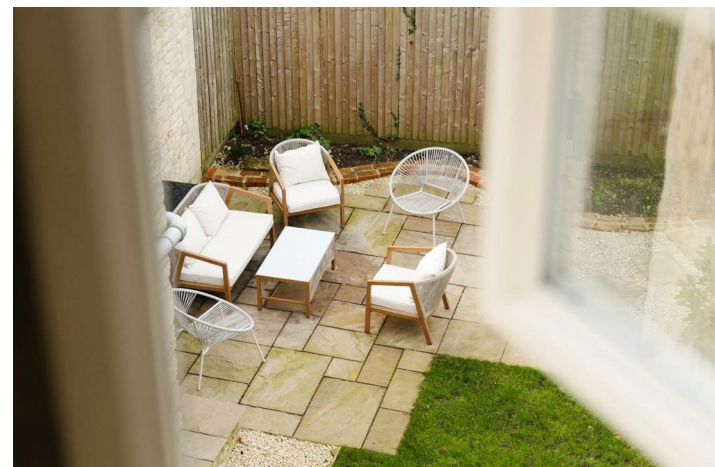
### Gardens

To the side of the cottage, a charming chipping pathway leads into a truly delightful and secluded L-shaped garden—an idyllic outdoor space that feels like your very own secret retreat. The path meanders through the garden, opening out to a well-kept lawn and a lovely paved sun terrace nestled in the corner, perfect for al fresco dining or enjoying a few glasses of wine with friends.

Careful thought has gone into every detail, with beautifully planted borders edged in reclaimed bricks, adding both character and structure. The path continues through a chippings section lined with mature shrubs and flowering plants, guiding you to a practical garden shed tucked away at the far end.

This private and peaceful garden offers ample space for outdoor furniture, entertaining, or simply unwinding in the sunshine. Its layout encourages quiet moments of relaxation as well as lively summer gatherings.

To the front of the property, a block-paved driveway provides parking for up to three vehicles and includes an electric vehicle charging point for added convenience.



## 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 C and EPC rating E









## 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 hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include 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

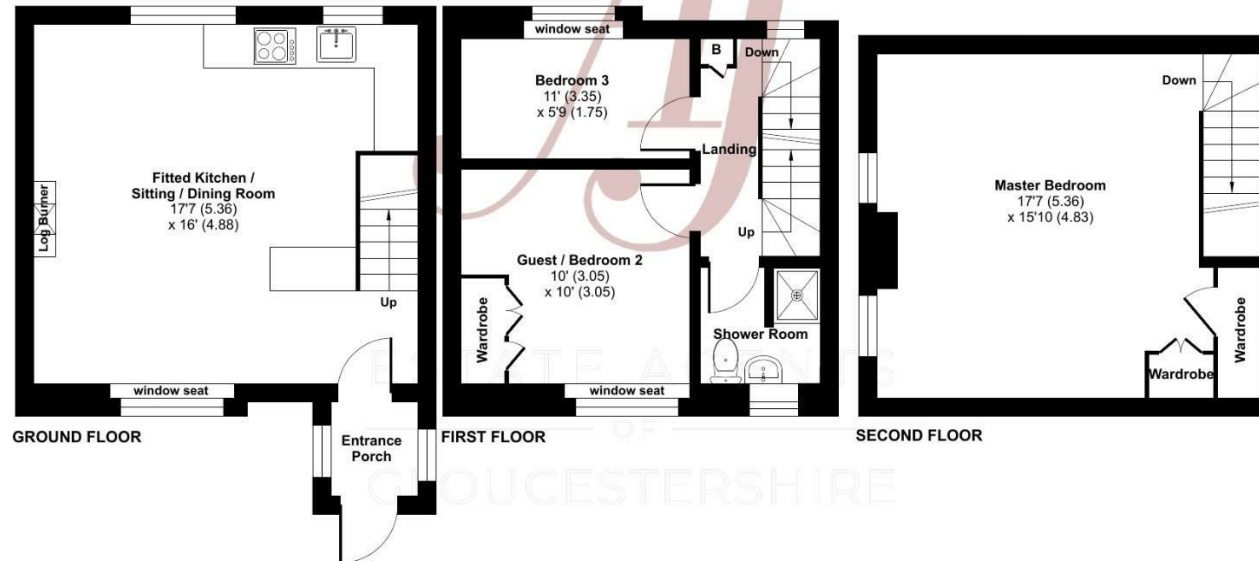
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol Road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton Road to a T junction, turn right and immediately left onto Marsh Road. Follow the road until you see the property situated on the right hand side as denoted by our for sale board.



# Marsh Road, Leonard Stanley, Stonehouse, GL10

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1255396

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 51        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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