
ESTATE AGENTS
OF
GLOUCESTERSHIRE



5 , STONEHOUSE., GL10 3NU
£425,000

The Property

A well presented three bedroom semi detached home located in the popular village of Leonard Stanley offers spacious and flexible accommodation arranged over three floors, with a wealth of natural light throughout and a lovely outlook across open countryside to the rear.

On approach a driveway provides parking for three or four vehicles and the front is laid to lawn with mature shrubs and planting around. A double wooden gate creates secure access to the rear garden and the single garage behind. A path leads to the front door with a storm porch over.

Internally a spacious entrance hall has a window allowing natural light to fill the space. Doors lead through to the sitting room and fitted dining kitchen, while stairs rise to the first floor. A downstairs cloakroom is conveniently positioned off the hall and is fitted with a WC and vanity unit. Engineered wooden flooring runs throughout the ground floor accommodation.

Positioned to the front of the house is the sitting room, a comfortable and well proportioned room with a large window drawing in plenty of natural light. A stone fireplace with open fire inset creates a focal point within the room and adds warmth and character. Ideal on a cold winter's evening to stay cosy and warm.

To the rear of the property is the heart of the home, the fitted dining kitchen. The kitchen is fitted with a range of cream wall and base cabinets finished with wood work surfaces and tiled splashbacks. There is a built in double oven, a gas hob and a washing machine with space for further free standing appliances. A window looks out to the garden with a sink inset beneath, ideal to watch children play. The window allows natural light to fill the room and a door to the side leads directly out to the garden. The kitchen opens into a generous dining area providing space with ease for a six seater table and chairs, creating a sociable setting for family meals and entertaining. Double French doors open directly onto the garden terrace allowing the inside and outside spaces to flow together while bringing in plenty of natural light and offering views across the garden towards the fields beyond.

Stairs rise from the entrance hall to the first floor landing which provides access to all three bedrooms and the family bathroom, while a further staircase continues to the second floor.

Bedroom one is positioned to the front of the property and offers a generous double room with a large window looking out across the village, allowing natural light to fill the space. The room is finished with wooden flooring. Bedroom two sits to the rear of the property and is another well proportioned double room, also finished with wooden flooring. From here there are particularly attractive views across the garden and neighbouring fields beyond. Bedroom three looks out to the front garden and provides a comfortable single room. This space would also work well as a nursery, dressing room or home office and is finished with wooden flooring.

The family bathroom is fitted with a panelled bath with tiled surround, shower screen and electric shower above, together with a pedestal wash hand basin and low level WC. A large frosted window allows natural light to fill the room while maintaining privacy. The room is finished with green walls and a neutral tiled floor.

On the second floor the attic room provides a large and versatile space with good natural light from a Velux window and elevated views across the surrounding countryside. There is restricted height where the room meets the eaves, however there is still a generous amount of usable floor space. At the far end of the room there is a built in wardrobe with slatted wooden doors. PLEASE NOTE this room does not meet current building regulations and therefore cannot be classed as a formal bedroom, although the current owners use this space as a spare room and yoga studio. There is also a cupboard on the right as you enter the room which now serves as a handy built in wardrobe. This space once housed an en suite shower room and plumbing remains in place, meaning the facility could potentially be reinstated if desired, subject to any necessary permissions.

Overall, the property offers well balanced accommodation with flexible living space, a pleasant garden setting and attractive open views to the rear, creating a wonderful village home for all the family to enjoy.















Outside

The rear garden is a true highlight of the property and enjoys a wonderful open outlook across neighbouring fields and countryside beyond.

Stepping out from the house, a paved area leads into the main garden where a central path gently guides you through the space. Either side of the path are areas of lawn and well stocked flower beds planted with a variety of shrubs, perennials and seasonal flowers which bring colour and interest throughout the year. Mature hedging along the boundaries provides a pleasant sense of privacy while still allowing the wider countryside views to be enjoyed.

As the garden unfolds there are several different areas to sit and relax, giving the space a lovely natural flow. Towards the lower section a charming seating area sits beside a small stream which runs through this part of the garden, creating a peaceful setting with the gentle sound of water nearby. Stone stepping posts cross the stream and add a characterful feature within this part of the garden.

Further along there is a timber home office positioned to make the most of the outlook back across the garden and towards the open fields beyond. This provides a calm and inspiring place to work from home or enjoy hobbies away from the main house. Close by the home office there is also a useful storage area. In addition there is a garden shed positioned closer to the garage.

The garden continues towards the rear boundary where the open views across the surrounding countryside create a wonderful sense of space and a lovely rural backdrop to the property.

AGENTS NOTE
To the bottom of the garden is an area after the brook that is leased from the farmer of the rear field. This agreement will not continue and if a future owner wished to continue this arrangement it would need to be discussed directly with the farmer.







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 D



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 and continue down the round. the property is located on the left-hand side. ///animated.firepower.onion

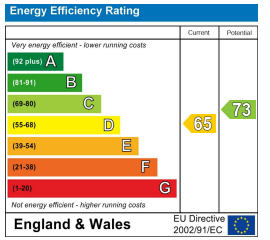


Approximate Gross Internal Area 1488 sq ft - 137 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 575 sq ft – 53 sq m
First Floor Area 575 sq ft – 53 sq m
Second Floor Area 338 sq ft – 31 sq m
Garage Area 170 sq ft – 16 sq m
Outbuilding Area 140 sq ft – 13 sq m



PINK PLAN

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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