



FOR SALE
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GLOUCESTERSHIRE
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STANDISH GATE
NO. 10 TO 11

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1, OLD HORSEMARLING FARM, HORSEMARLING LANE, STANDISH, GL10

The Property

A converted Grade II listed property, this beautifully presented home combines generous living accommodation with period character and modern comforts. Stylish décor, excellent entertaining spaces, and attractive gardens create a welcoming setting, with a layout that lends itself perfectly to multi-generational living, including scope to create an independent annexe if desired. The property occupies a prominent corner position, fronted by a partially walled garden with a lawn, mature shrubs, and a pathway leading to the entrance. A clippings area by the porch provides an ideal spot for a bistro table, while the charming wrought iron porch canopy with ornate arched latticework frames the approach. Constructed in Cotswold stone, the semi-detached home showcases timeless features including mullioned windows, traditional stone elevations, and steeply pitched rooflines.

Inside, the porch opens into a bright hallway, with a cloaks area, access to the sitting room and fitted dining kitchen, and stairs rising to the first floor.

The sitting room is cosy, with exposed dark ceiling beams, a feature stone fireplace with wood-burning stove inset, and a deep navy accent wall contrasted by soft grey walls. Windows overlook the front garden and beyond, filling the space with natural light. There is ample room for sofas and freestanding furniture, along with a handy storage cupboard. This is the perfect spot to relax or entertain.

At the heart of the home, the fitted dining kitchen is flooded with natural light from a glass roof lantern and window above the sink. Fitted with an extensive range of matte charcoal wall and base units, paired with white quartz work surfaces, it is both stylish and practical. A central island with a breakfast bar provides a sociable focal point, while integrated appliances include twin ovens, hob with extractor, fridge/freezer, and dishwasher. Under-cabinet lighting and stone-effect tiled flooring complete the contemporary design. The fitted dining kitchen also incorporates a generous dining area, ideal for both everyday meals and more formal occasions. From here, door leads to the rear hallway with side access to the parking area, and into the bedroom four/games room.

The bedroom four/games room is a versatile reception space, currently set up with a pool table and bar area, creating a fantastic social hub. It features exposed beams, a mosaic-topped bar with shelving and space for bar stools, and windows that flood the room with natural light. A rear door gives direct access to outside. A shower room off the hallway, includes a curved glass enclosure with chrome fittings, and full-height grey stone tiling. A pedestal wash basin and WC complete the uncluttered look, while bold, deep-blue walls provide a striking contrast. Practical touches such as recessed shelving and vanity storage add to its usability.

The utility area offers a practical workspace with matte black cabinets, white quartz-effect work surface, stainless steel sink, and space for a washing machine and tumble dryer. Tiled flooring ensures durability, while natural light enters through a glazed rear door and side window. Exposed timber beams add a touch of character. From here, a further door opens to a study (currently used for storage), with a skylight providing natural light. Together, the bedroom four/ games room utility, study, and shower room present an excellent opportunity to create a self-contained annexe for a relative if required.

From the hallway, stairs rise to the first-floor landing, where a side window brightens the space with doors to bedroom two, three and the family bathroom.

Bedrooms two and three are both comfortable doubles, with windows drawing in natural light and space for double beds and freestanding furniture. Bedroom three is currently arranged as a dressing room. A family bathroom completes this floor, designed with a panelled bath and rainfall/handheld shower over, a glass screen, textured tiling, vanity unit with basin, WC, and an illuminated mirror.

Stairs continue to the second-floor master suite, a dramatic and characterful space enhanced by exposed black timber beams framing the vaulted ceiling, with a built-in wardrobe. A window provides natural light and views, while neutral décor create a calm retreat. The en-suite shower room is smartly appointed with a curved glass enclosure, chrome fittings, pedestal basin and WC, finished with textured tiling and crisp white walls.

Altogether, this exceptional home blends period charm with modern practicality, offering flexible accommodation, excellent entertaining space, and scope for multi-generational living, all within a desirable location.

AGENTS NOTE:

Stamp Duty at £495,000 First Time buyer £9,750, Moving House £14,750, Additional Property £39,500





Outside

Exterior

The front garden creates a charming approach to the property, enclosed by a low stone wall and wrought-iron gate. A lawn sits at the centre, edged with well-stocked flower borders and seasonal planting that adds colour and interest. A paved pathway leads to the characterful stone porch, with space to one side for a small bistro set. Mature hedging provides privacy, while the handsome stone façade of the house makes a striking backdrop to this welcoming outdoor space.

To the side, the home enjoys a private courtyard-style setting with chippings and block paving providing allocated parking for 2/3 cars. Attractive brick and timber detailing adds a rustic feel, enhanced by colourful planting and potted displays which soften the exterior.

Beyond the parking, the rear garden offers a private and versatile outdoor space. Enclosed by fencing and traditional stone walls, a courtyard offers a seating area, perfect for enjoying the outdoors. It includes both paved and astro turf, ideal for outdoor dining, barbecues, or simply relaxing in the sun, designed with ease of maintenance.



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





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Location

Standish is located on the edge of Stonehouse where you can take full advantage of wonderful walks from the driveway. A short drive into Stonehouse a small town conveniently located with relatively flat topography. It offers all amenities including a range of independent shops. Local family butchers, hardware store, supermarket, fast-food outlets, restaurants and health services.

A full range of education within both state and private sectors, within 10 minutes drive of the property.

There are oodles of excellent walking routes including The Cotswold Way, canal paths, cycle-path or our wonderful woodlands and quarries.

Stonehouse also provides a train station with direct line to London Paddington, ease of access to the M5 motorway junctions 12 & 13.

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Directions

From Junction 12 of the M5 take the B4008 Gloucester Road towards Stonehouse, passing Garden Center on your right. Continue straight across the roundabout on the B4008 to Stonehouse, proceed for about four miles until you reach the outskirts of Stonehouse. There is a mini roundabout, turn left onto Horsemarling Lane. The property is located on the right hand side as denoted by our slate board. ///rams.encoding.factories



Approximate Gross Internal Area 1883 sq ft - 175 sq m

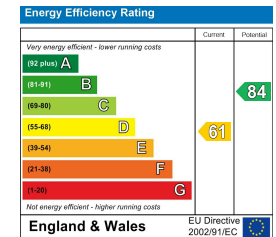
Ground Floor Area 1240 sq ft - 115 sq m

First Floor Area 352 sq ft - 33 sq m

Second Floor Area 291 sq ft - 27 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.



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