



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# WILLOW COTTAGE, BATH ROAD, LEONARD STANLEY, GL10 3LR

## The Property

If you are looking for a delightful example of a period cottage that has been loved by its present owner for over thirty years, seamlessly creating modern living space whilst exposing the character of this delightful home, we would love to hear from you. Set back from the road this five bedroom period home has a chipping driveway with space for four cars.

Entrance porch leads directly into a spacious sitting room with wooden flooring and a window to the front providing a wealth of natural light, brick fire place takes center stage with a log burner inset, perfect for those winter evenings, under stairs storage cupboard, stairs to all floors, doorway into snug and bright dining room, dining kitchen, utility and downstairs cloakroom.

Door leads through to the snug, a charming second reception room with tiled flooring with wood paneling along the half of one wall and a lighter, more relaxed feel, perfect for reading or informal lounging, french doors open into the garden room beyond.

Garden room, with its glass-pitched roof and wraparound windows, brings the outside in, offering panoramic garden views and a tranquil place to dine or entertain. Light stone floor tiles continue here, enhancing the indoor-outdoor connection with a door to the garden. Back through the snug, you step into the dining kitchen.

Dining Kitchen added in the 1960's, a well-proportioned space fitted with shaker-style cabinetry in a muted sage green with chrome door handles, topped with light coloured worktops. A ceramic sink below a picture window, freestanding cooker, fridge freezer and dishwasher appliances and a six-seater dining table and chairs, making it the true hub of the home. Soft neutral tones and tiled flooring make it both functional and stylish, off the kitchen, a utility room and boot area.

Utility room/boot room provide additional storage, housing the boiler and space for washing machine and tumble drier, a door provides access to the garden. These spaces are practical yet attractive, with continued cabinetry, tiled flooring, and direct access to a cloakroom with WC and hand basin.

From the sitting room the staircase provides access to the first-floor landing with doors leading to three bedrooms and the family bathroom, airing cupboard and loft hatch.

Bedroom two is a double, located at the front of the property and enjoying elevated views over the village playing fields. The family bathroom with a bath, overhead shower, wash basin and WC, all finished in a classic neutral tile scheme. Bedroom five is a small double or generous single, ideal for a nursery, home office or guest room, and includes a free standing wardrobe.

The master suite sits at the rear and is an elegant double bedroom with a large window, soft carpeted flooring, and calm décor. It benefits from a dressing room with built-in wardrobes and a contemporary en-suite shower room, complete with walk-in shower, tiled walls, and modern fittings.

Staircase rises again to the second floor, where you'll find a landing with access to two further bedrooms and an invaluable attic storage area. Bedroom three is a double room with side-facing window, while bedroom four is a charming single room with Velux window, ideal as a creative studio, study, or guest space, both have original floorboards throughout.

This really is a delightful cottage with space for the whole family to enjoy

### AGENTS NOTE

Stamp duty at £574,950

First time buyer £18,747 Moving home £18,747 Additional property £47,495









## Outside

To the rear, the garden is a peaceful sanctuary.

A block-paved terrace just outside the dining room offers the perfect place for outdoor dining and entertaining, where you can sit and relax after a hard days work with a glass of wine, ample space for seating and a fire pit.

Beyond, a stone path leads down the length of the lawned garden, flanked by mature borders rich with shrubs, perennials and established trees.

At the end of the garden is a practical garden shed and further planting.

To the side, a chippings section creates a space for potted plants or a storage area, with a gate leading back to the front driveway, where there is space for four cars to park with ease.



## 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 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 follow the road until starts to dip down slightly, the property is located on the right hand side





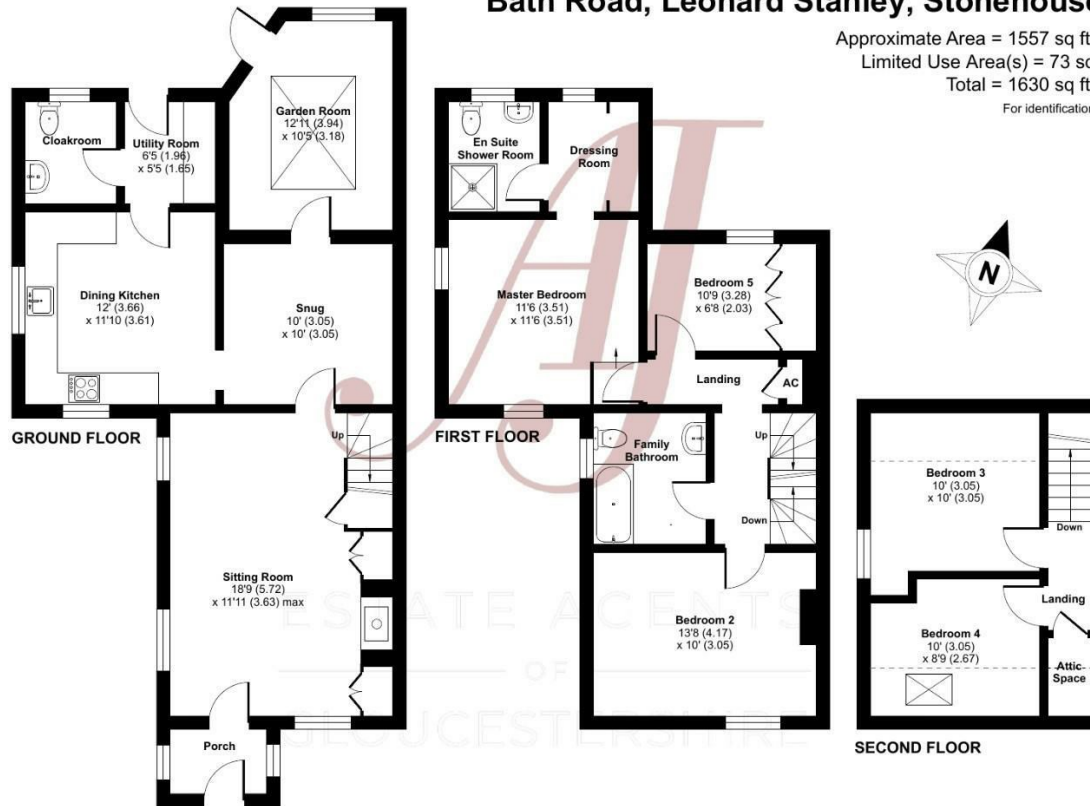
## Bath Road, Leonard Stanley, Stonehouse, GL10

Approximate Area = 1557 sq ft / 144.6 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1630 sq ft / 151.3 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). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1215944

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

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