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17 THE WOODLANDS, LEONARD STANLEY, STONEHOUSE, GL10 3NW

The Property

A semi detached family home sitting in a small cul de sac within the well regarded village of Leonard Stanley, believed to date back to the late 1960s. The setting offers the chance to embrace village life, opening to the playing fields to the rear, giving a sense of space and outlook rarely found in this style of home.

On approach, a driveway runs to the side of the property providing parking for two vehicles, positioned in front of a carport and single attached garage. The front garden is enclosed and mainly laid to lawn with a mature tree and a pathway leading to the front entrance.

Inside, the entrance hall provides stairs rising to the first floor with useful under stairs storage and doors leading to the sitting room and fitted kitchen/family room.

The fitted kitchen is fitted with a range of solid oak base and wall units, slate grey worktops, inset sink, and a window overlooking the front garden. A freestanding oven is included and there is space for additional appliances, to include washing machine and fridge freezer. The kitchen opens into a dining/family area with a built in dresser and window to the side, offering space for a dining table, chairs, and even a sofa.

The sitting room is positioned to the rear and enjoys a wealth of natural light from French doors, which open directly onto the garden. A stone fire place creates a central feature of the room, with a decommissioned gas fire inset, (we understand the chimney can be opened with potential for a log burner subject to the necessary permissions and flue installation). Views extend across the garden to the playing fields and hills beyond.

Stairs lead to the first floor landing with doors to all bedrooms, the family bathroom, and loft access. Bedroom one sits to the front with two windows offering distant views and good space for freestanding furniture, with built in cupboard set above the stair well.

Bedroom two is also a double room, positioned to the rear with open views across the playing fields. Bedroom three is a smaller double room with a rear aspect overlooking the garden and fields beyond. The stairs and all three bedrooms have newly laid neutral carpet.

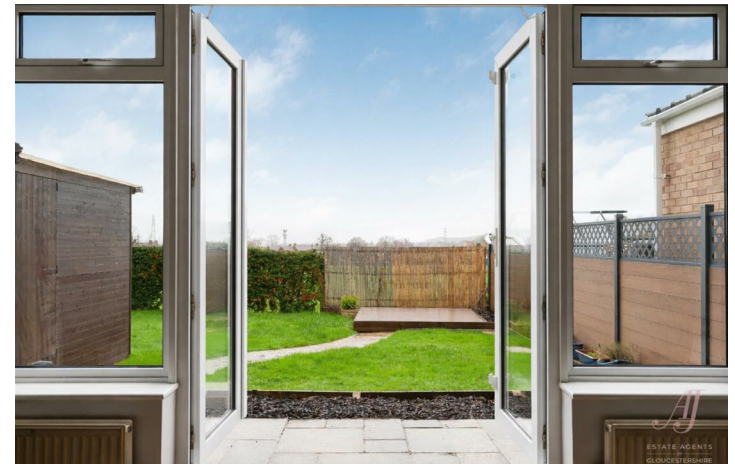
The accommodation is completed by a family bathroom which would benefit from some updating, fitted with a bath and electric shower over, low flush WC, and vanity wash basin, with an opaque side window providing natural light,

AGENTS NOTE

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

Stamp duty at £339,950

First time buyers £1,997, Moving home £6,997, Additional Property £23,995





Outside

The rear garden is accessed directly from the sitting room via French doors, as well as from a rear door within the garage. It has been landscaped for ease of maintenance and everyday use. Immediately outside the sitting room is a paved terrace, ideal for outdoor seating, enclosed by low level trellis which defines the space while keeping the outlook open. Steps lead down to a lawned garden with a pathway running through the centre, guiding access towards a decked seating area at the far end, a lovely spot to enjoy the sun during the warmer months.

The garden is enclosed by a combination of fencing and hedging, offering privacy while still allowing open views across the adjoining playing fields. Planted beds and pots line the boundaries, adding structure and seasonal interest. A useful wooden shed is positioned to the rear of the garage, providing practical storage for garden furniture and tools.

The single garage is fitted with an up and over door, with power and lighting, and benefits from a rear access door into the garden.

The rear aspect enjoys wide, uninterrupted views across the playing fields towards distant hills and surrounding rooftops. The outlook creates a strong sense of space, with changing skies and greenery providing an attractive backdrop throughout the year.



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

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. There are an abundance of walking trails close by that connect to the Cotswold Way, making the most of the beautiful surrounding countryside.



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 along and bear right , turn right into Woodlands and bear left, the property can be located at the right hand side as denoted by our for sale board.[///seashell.chromatic.fencing](http://seashell.chromatic.fencing)

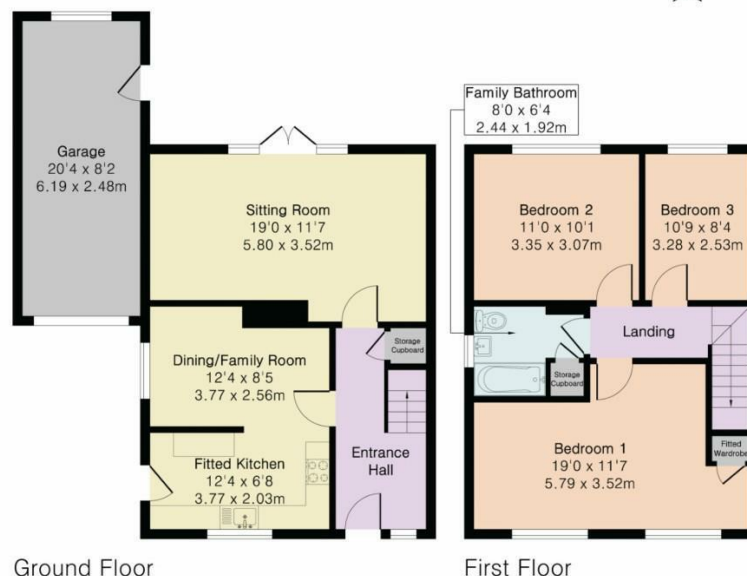


**Approximate Gross Internal Area 984 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 492 sq ft – 46 sq m

Garage Area 165 sq ft – 15 sq m



Ground Floor

First Floor



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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	79
		EU Directive 2002/91/EC	

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



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