



ESTATE AGENTS
OF
GLOUCESTERSHIRE



ESTATE AGENT
OF
GLOUCESTERSHIRE



RUSHWIND HOUSE, BATH ROAD, LEONARD STANLEY, GL10 3LU

The Property

We are delighted to bring to market for the first time in some thirty years, this stunning residence and much loved family home. Rushwind House is a stylish, and individually built detached home of impressive proportions, complemented by generous outside space and plentiful off-road parking. The property is set back from the village road by a private gravelled driveway leading to the main entrance.

The standout feature here is the breath-taking view to the rear, across open fields and surrounding countryside, enjoyed from multiple rooms within the house, giving a real connection to the landscape. Upon entering, doors radiate from the spacious hallway to the cloakroom, the sitting room, a second reception room, and the kitchen/dining/family room, while stairs rise to the first floor. The hallway provides an inviting and welcoming space, setting the tone for the rest of the home.

The cloakroom is fitted with a WC and wash hand basin with vanity unit with half-height panelling in a neutral tone adding warmth and character, while the travertine limestone tiled flooring introduces style and practicality.

The second reception room offers a generous and flexible space, currently arranged as a home office but equally suited as a playroom, snug or separate dining room depending on individual needs.

The impressive sitting room provides a more formal space, centred around a striking stone fireplace with wood burning stove inset, creating a lovely focal point and a characterful atmosphere. This room flows naturally from a set of French doors into the conservatory, enhancing both the sense of space and connection to the garden.

The conservatory is a delightful addition, enjoying views across the garden and open countryside beyond. French doors open directly onto the terrace, creating a seamless transition between indoor and outdoor living and providing a perfect setting for both relaxing and entertaining.

At the heart of the home is the fitted kitchen/dining/family room, a bright and sociable space which has incorporated the original garage, designed for modern living. The kitchen is fitted with a range of contemporary white units, complemented by quartz work surfaces and a central island and breakfast bar, creating a clean and practical finish. There are two Miele ovens, a gas hob with five rings, extractor fan and an integrated dishwasher, with further space for a free-standing fridge freezer, all arranged with everyday living and entertaining in mind. The space opens into the family area, forming a natural hub of the home. A side door provides additional access to the garden, while French doors open out to the front driveway, allowing light to flow through the room. A separate utility room sits just off the kitchen, offering additional storage and workspace, with space for a washing machine and tumble dryer, along with a window allowing for natural light.

Upstairs, a generous landing leads to four double bedrooms, all beautifully designed to create comfortable and inviting spaces. The landing itself is enhanced by an attractive stained-glass window, with access to the loft and an airing cupboard housing the hot water tank and providing further storage.

The master suite is particularly impressive, offering a spacious and well-planned layout. A half-height dividing wall subtly separates the sleeping area from the dressing space, creating definition while maintaining an open feel. The en-suite bathroom with shower over bath, low flush WC and vanity sink is accessed via a contemporary glass door, and the bedroom enjoys stunning views across open fields and countryside to the rear.

The remaining three double bedrooms continue to impress, being individually designed, with bedrooms two and four benefiting from fitted wardrobes, all with views across the fields or village. The family bathroom is well proportioned and thoughtfully arranged, fitted with a modern suite including a bath with shower over and glass screen, WC and pedestal wash hand basin. Finished in a soft and neutral palette, it provides a calm space to bathe and unwind.

Rushwind House offers a perfect blend of village life, with countryside walks on the doorstep, yet enjoying easy access to the road and rail transport links of the M5 motorway and mainline stations of Stonehouse and Stroud.

The owners are now ready for their next chapter and are offering this stunning property to the market CHAIN FREE.





Outside

Outside

To the rear, the garden is a true highlight of the home, thoughtfully arranged to create both usable space and a natural flow throughout. Predominantly laid to level lawn, it provides a wonderful setting for family life and entertaining, with defined pathways guiding you through the garden and linking the different seating areas.

A paved terrace is accessed directly from the conservatory, creating a seamless connection between inside and out, perfect for outdoor dining and social occasions. A further seating area is tucked away, offering an additional place to relax and unwind, allowing you to enjoy the sun at different points of the day.

The garden is enclosed by a combination of hedging and fencing, giving a reassuring sense of privacy while still maintaining an open feel. To the rear boundary, fields stretch out beyond, providing a lovely sense of openness without compromising the peaceful setting.

There are also useful garden sheds, neatly positioned to the side, offering practical storage without detracting from the overall feel of the space.

This is a garden that not only complements the house perfectly, but enhances the overall lifestyle on offer, blending indoor and outdoor living 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 E and EPC rating C



Location

Located in the well regarded village of Leonard Stanley, the property sits close to a range of local amenities including a primary school, tennis court, cricket club, social club and church, all within easy reach of the village centre. Walking trails connecting to the Cotswold Way can be found close by. Nearby Kings Stanley offers further everyday facilities including a village shop with post office, primary school, hairdresser, village pub and the wonderful addition of The Rest - a rural farm café and well regarded social and live music venue. The larger town of Stonehouse lies a short drive away and provides a wider range of amenities including supermarkets, schools, a post office, local butchers, pub and well regarded Italian and Indian restaurants. Stonehouse railway station offers a direct service to London Paddington in just 90 minutes, while Junction 13 of the M5 sits around three miles away, giving good access to the wider motorway network. The nearby market town of Stroud offers a broader selection of shopping, leisure and educational facilities, along with the national award winning weekly farmers market, a wide selection of cafes, restaurants and bars, and popular arts and entertainment venue - the Stroud Subscription Rooms.



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 left and the property is the third house on the left as denoted by our for sale board [///ember.mining.endearing](http://ember.mining.endearing)



Approximate Gross Internal Area 1900 sq ft - 176 sq m

Ground Floor Area 1038 sq ft – 96 sq m

First Floor Area 862 sq ft – 80 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	71	78
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.