



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



THE DAIRY, STONEHOUSE, GL10 3QU

£630,000

The Property

The Dairy is a stunning detached barn set within an enclave of period buildings that have all been sympathetically restored in Cotswold stone to an exceptionally high standard in 2020. The property perfectly combines period features with modern living and is beautifully presented throughout. ALL VIEWERS MUST BE IN A POSITION TO PROCEED.

The property is situated in a charming location nestled between The Stanleys and Frocester, the perfect location for walks in the countryside and a short distance from the picturesque Stroudwater canal. Conveniently located to local train stations and the motorway, whilst having a wonderful backdrop of open countryside.

Approach through electric five bar gates onto a private chipping driveway with parking at ease for four/five cars, with an electric charge point. On the driveway is a beautiful, detached oak framed building that has been created by the current owners and is used as a craft studio/workshop. Having front access with windows to the front and side. Further storage behind with outside tap. This could be a perfect home office if required. .

A pedestrian gate leads from the driveway with steps to the front entrance. A beautiful Cotswold stone curved wall with natural hedgerow to the boundary.

Internally, a lovely entrance hall/boot room with cloaks area, oak staircase leading to the first floor. L shaped hallway with doors leading to two double bedrooms, bathroom suite and a fully glazed door leading to the garden. Natural stone flooring throughout with zone controlled under floor heating. Double doors to storage cupboard, a great utility room with integrated washing appliance and a Worcester condenser boiler. Further door leading to a wonderful open plan kitchen/dining/living space.

This room provides the wow factor as you walk in with Bi-folding doors opening onto a sun terrace with space for dining table and chairs. A bespoke fitted kitchen in a soft Wedgewood blue complimented by natural oak worktops, with a range of units, built-in appliances to include a wine cooler, and a breakfast bar. This seamlessly opens to a wonderful living space with further bi-folding doors opening to a sun terrace with views to a private walled garden.

There is a wealth of light throughout and this space provides the perfect indoor/outdoor living connection, a wonderful space for family gatherings. The living space is complimented by a fantastic vaulted ceiling.

From the main hallway, two lovely double bedrooms, both with fitted wardrobes. One bedroom has a lovely view to the garden. A guest bathroom suite with Mocha coloured cabinets, modern fitments and linen store. All beautifully tiled.

To the first floor you are greeted by exposed stonework and beams as you walk up the bespoke wooden staircase. There is a double fitted wardrobe on the landing before leading into the master suite. The master suite has Velux windows to both sides, exposed beams to the eaves with wonderful views. Leading to a charming, spacious en suite shower room with beautiful modern fitments, mocha cabinetry and linen store.

The property is beautifully presented throughout and sympathetically decorated where modern living and character blend beautifully.





Outside

A charming garden with Cotswold stone reclaimed bricks providing a wonderful private backdrop to this intimate garden that has been designed with an ease of maintenance and soft colours.

A lovely natural stone terrace wraps around the property opening to a lawned garden with well stocked borders, ornamental willow tree and lovely jasmine maturing to the boundary.

The garden benefits from having electric outside with a wealth of subtle outdoor lighting to create a lovely evening ambience.

The sun terraces are perfectly located outside the Bi-folding doors of the living space with an ease of access to the side door and pathway to the front via a garden gate. To the front further storage behind the workshop and an outside tap.

What more could you ask of a home; this property offers privacy, beautifully maintained accommodation and a rural position with ease of access to all local amenities. Charming from the moment you arrive.



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

Stanley Downton sits between The Stanley's and Frocester with picturesque views and walks in every direction. A wealth of amenities are on offer in the nearby villages with a great selection of pubs and eating houses. Two superb local Farm Shops.

A lovely walk from the house along the canal path to Stonehouse Court Hotel, perfect for afternoon tea in the gardens. Also heading towards Stroud at nearby Ebley the fantastic Kitsch Cafe perfect stop off on a walk, situated on the canal. The location offers an ease of access to all Stonehouse and Stroud have to offer.

The villages offer a selection of primary schools and day nurseries. Stonehouse provides full range of education within both state and private sector schools for all ages. Within a 10 minute drive, access to High school, Grammar School and Further Education College in Stroud.

Having the convenience of Stonehouse railway station with a direct line to Paddington London and the nearby train station of Cam and Dursley is around a 10 minute drive offers direct links to Bristol & South West. Access to the M5 motorway Junction 13 just 10 minutes drive makes this a superb location for commuting.



Directions

From Junction 13 of the M5, continue towards Stonehouse and follow this road passing the Stonehouse Court Hotel on the right hand side and continue up to a set of traffic lights. Turn right onto Downton Road over the canal bridge and follow the road. Continue until it becomes more rural over a further bridge and as you approach a bend you have a turning on the right signposted Frocester. Follow this lane up the hill and you will see the collection of barn conversions on your right hand side. Turn right and the property is situated on the right hand side with gates onto the private driveway.



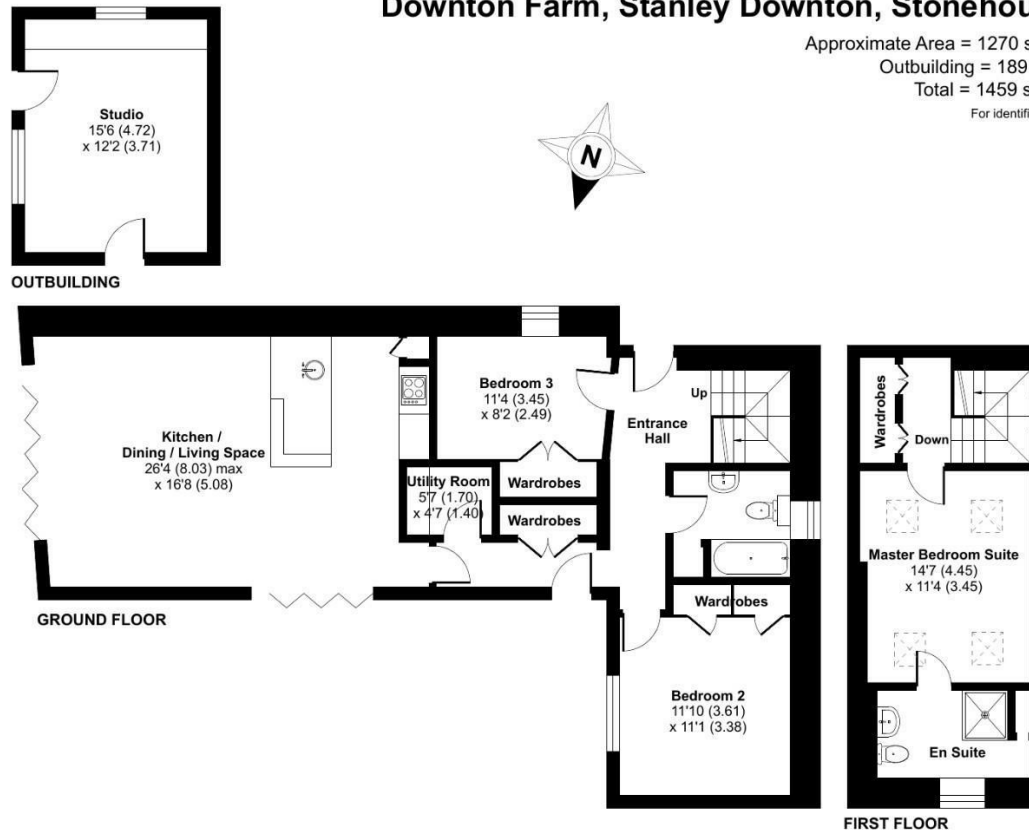
Downton Farm, Stanley Downton, Stonehouse, GL10

Approximate Area = 1270 sq ft / 117.9 sq m

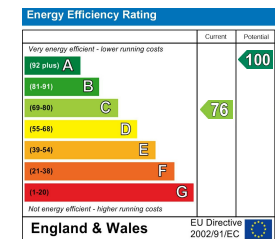
Outbuilding = 189 sq ft / 17.5 sq m

Total = 1459 sq ft / 135.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1046970



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