
ESTATE AGENTS
OF
GLOUCESTERSHIRE



8 JOHN MARTIN GARDENS, STANDISH, NR STONEHOUSE, GL10 3WB

The Property

We are delighted to bring this very special home to the market, a beautifully appointed four-bedroom detached residence, enjoying a wonderful elevated setting within the exclusive Green Walk development in the peaceful hamlet of Standish, on the edge of Stonehouse. Surrounded by mature, historic grounds and glorious Cotswold countryside, the property offers a delightful combination of beautifully presented accommodation, generous living spaces and breathtaking views stretching across two counties. A home that has been thoughtfully designed for modern family life, with a wonderful sense of light and space throughout, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Approached along a charming tree-lined driveway, the property forms part of an attractive residential setting, with beautifully maintained surroundings and a lovely sense of openness. Its position allows the countryside to become a natural part of everyday life, whilst the convenience of local amenities and national transport links, just over a mile away, ensures the best of both worlds.

Stepping inside, a welcoming entrance hall provides access to the staircase rising to the first floor, a useful storage cupboard and a conveniently positioned downstairs cloakroom.

At the heart of the home is the beautifully appointed fitted breakfast kitchen, opening naturally into a stunning open-plan living space, creating a wonderfully sociable environment for both everyday family life and entertaining. The Shaker-style kitchen is fitted with contemporary pale grey cabinets complemented by quartz worktops, incorporating an integrated induction hob, oven, microwave, dishwasher and fridge/freezer, combining attractive styling with excellent everyday practicality.

The open-plan living space is particularly impressive, with generous proportions and a wonderful expanse of glazing allowing natural light to flood the room. Bi-fold doors open directly onto the sun terrace and garden beyond, perfectly framing the spectacular views across open countryside. Whether enjoying a leisurely breakfast overlooking the garden, gathering with family and friends or simply relaxing and taking in the ever-changing landscape, this is undoubtedly a very special part of the home.

A separate family room enjoys an attractive outlook and offers wonderful versatility. Perfect as a more formal sitting room, a cosy family retreat or somewhere to relax away from the main living area, it provides that all-important additional space so often sought after in a family home. Completing the ground floor is a practical laundry and boot room, thoughtfully created from part of the original integral garage. With fitted units, useful worktop space and room for laundry appliances, this is an excellent addition for busy family life. A door leads through to a substantial adjoining storage room, providing further valuable space for household essentials, outdoor equipment and general storage.

The staircase rises to a wonderfully light and spacious first-floor landing, where the impressive arrangement of windows creates an abundance of natural light and a lovely sense of openness. From here, doors lead to four double bedrooms and the family bathroom.

The master suite is a particularly inviting retreat, offering generous proportions, an attractive outlook and a peaceful atmosphere. Beautifully presented, with ample room for bedroom furniture whilst retaining a lovely sense of space. The suite is complemented by its own well-appointed en-suite shower room, creating a comfortable and private space in which to unwind.

The guest bedroom is exceptionally spacious, providing a welcoming retreat for visiting family and friends. With ample room for furnishings and the benefit of its own en-suite shower room, it offers both comfort and privacy, making it equally suitable as a second main bedroom. Bedrooms three and four are beautifully presented, both enjoying delightful outlooks. Bedroom three is particularly generous in size, comfortably accommodating a full range of furnishings, whilst bedroom four offers flexibility for use as a child's bedroom, guest room or home office. Completing the accommodation is a beautifully appointed family bathroom, featuring a contemporary white suite with bath, hand wash basin and WC

AGENT'S NOTES: There is a communal service charge, currently set at £927.60 for the year. The management company is Complete Property Management Solutions Ltd. The property is in an AONB















Outside

Outside, the beautifully landscaped rear garden is a particular delight, making the most of the property's wonderful elevated position and breathtaking countryside views. A generous sun terrace extends across the rear of the home, creating a seamless connection with the open-plan living space through the bi-fold doors. This is a wonderful spot for outdoor dining, summer gatherings or simply sitting back and enjoying the spectacular surroundings.

Beyond the terrace, a neatly maintained level lawn provides an attractive extension to the outdoor space, perfect for entertaining family and friends, relaxing in the sunshine or simply enjoying the peace and tranquillity of the setting. Open wooden ranch-style fencing allows the magnificent countryside views to remain uninterrupted, creating a lovely sense of space and openness. Mature trees provide an attractive natural backdrop and welcome shade during the warmer summer months.

In addition, residents can enjoy the beautifully established communal grounds, which provide a lovely extension to the outdoor lifestyle. These include a large wildlife pond, mature wooded areas and a charming tree-lined approach to the development, all contributing to the peaceful and exclusive atmosphere of this rather special setting.

To the front, the property is set back from the lane behind an attractive lawned garden and enjoys a delightful outlook across open green space, beautifully dotted with mature trees. A block-paved driveway provides off-road parking for up to four vehicles, completing the attractive approach to this wonderful home.

A truly delightful family home, where beautifully presented interiors, generous and versatile accommodation and a spectacular countryside setting combine to create a wonderful lifestyle opportunity. With the Cotswold countryside on the doorstep and everyday amenities within easy reach, this is a home that offers both peaceful surroundings and the convenience of modern living, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.







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 B


ESTATE AGENT
GLOUCESTERSHIR

Location

Standish is a charming rural hamlet on the outskirts of Stonehouse, enjoying an elevated position surrounded by beautiful Gloucestershire countryside, with an abundance of scenic walks right on the doorstep.

Green Walk forms part of an exclusive 32-acre residential development by the renowned PJ Livesey Group, thoughtfully transforming the former Standish Hospital site into an exceptional collection of high-specification homes. The development brings together beautifully restored Grade II listed buildings, distinctive Art Deco architecture and individually designed contemporary homes, creating a wonderful blend of heritage and modern living. Its elevated setting affords delightful open views across the surrounding countryside.

For a taste of local country living, a small farm shop and vending facility can be found at the foot of Horsemarling Lane, offering fresh farm milk and a selection of locally produced treats.

The nearby town of Stonehouse provides a comprehensive range of everyday amenities, including independent shops, a traditional family butcher, supermarkets, cafés, restaurants, public houses and healthcare facilities. Schooling is well catered for, with the renowned Wycliffe College within approximately two miles and the highly regarded Marling School and Stroud High School within approximately four miles.

For those who enjoy the outdoors, the surrounding area offers a wealth of opportunities to explore, from picturesque countryside footpaths and woodland trails to the Cotswold Way, scenic canal walks and established cycling routes.

Despite its peaceful rural setting, Green Walk remains exceptionally well connected. Stonehouse railway station provides direct services to London Paddington, with journey times from approximately 90 minutes, whilst junctions 12 and 13 of the M5



Directions

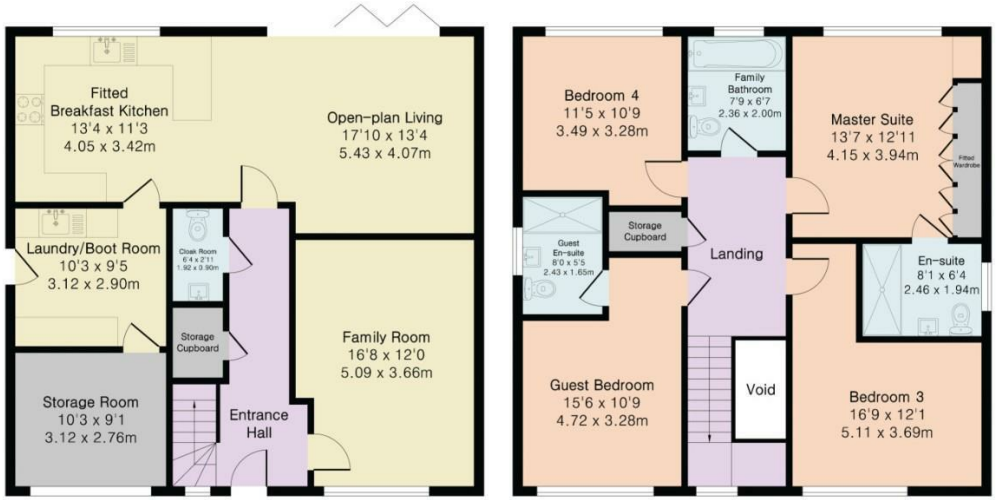
From Junction 12 of the M5 take the B4008 Gloucester Road towards Stonehouse, proceeding for about four miles until you reach the outskirts of Stonehouse. There is a mini roundabout, turn left onto Horsemarling Lane, follow this lane taking the second turning on the left onto Beatrice Webb Lane. Follow up a tree lined driveway taking your first right into John Martin Gardens. Take the first turning on the right, and the property can be found on the right hand side. What3words: ///shuttered.wide.crawling



Approximate Gross Internal Area 1896 sq ft - 176 sq m

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 948 sq ft – 88 sq m

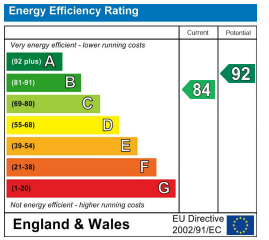


Ground Floor

First Floor

PINKPLAN

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.



01453 703303

homes@ajeaglos.co.uk

www.ajeaglos.co.uk

rightmove

ESTATE AGENTS OF GLOUCESTERSHIRE

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.