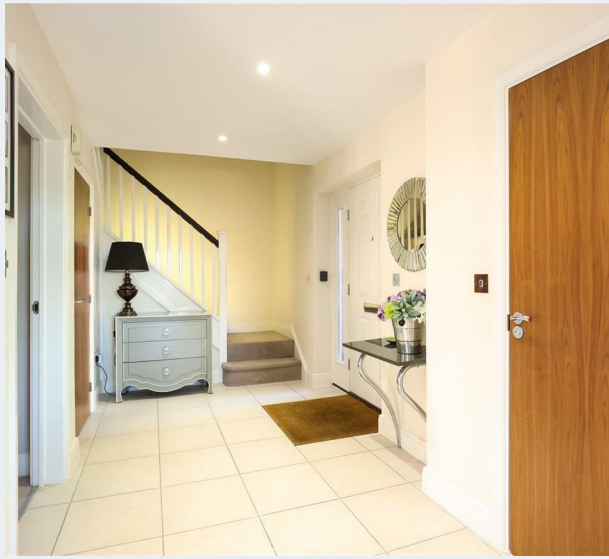
20 BROAD MEADOW
LEONARD STANLEY











WHITAKER SEAGER







20 BROAD MEADOW, LEONARD STANLEY, STONEHOUSE, GL10 3PG

WITH VIEWS ACROSS ADJOINING FIELDS, A DETACHED A 5 BEDROOM HOME, WITH A DOUBLE GARAGE AND GARDEN STUDIO.

The property

Occupying a superb cul-de-sac position backing onto a neighbouring field, lies this well-presented home. Providing bright, generously proportioned accommodation, the property is ideal for family living and benefits from an integrated double garage, ample parking and a modern detached garden studio, perfect for home working. A covered entrance porch leads into a generous tiled hallway, where stairs rise to the first floor and a large understairs cupboard offers invaluable storage. The impressive kitchen occupies the rear of the house, with French doors opening onto the garden and views across neighbouring farmland. Fitted with contemporary units and a breakfast bar, it provides a sociable space, complete with a double oven, hob, dishwasher and space for an American-style fridge freezer. Two further reception rooms include a sitting room with French doors opening onto the garden and a separate dining room also with French doors opening to the garden. A downstairs cloakroom completes the ground floor. Upstairs, five bedrooms all enjoy views towards the garden or surrounding countryside. Bedroom one is particularly spacious, with a dressing area, built in storage and en-suite facility. Bedroom two also benefits from an en-suite shower room and French doors opening to a Juliet balcony, enjoying the countryside views. Three further bedrooms are served by a contemporary family shower room. A superb laundry room with plumbing occupies a logical first floor position. Outside, the gardens extend around two sides, predominantly laid to lawn and enclosed by fencing, with an open outlook across the neighbouring field. The detached garden studio offers excellent flexibility as a home office, creative space or hobby room, while the integrated double garage and driveway provide convenient parking and storage. The property is warmed by gas central heating and benefits from main drainage. The property is subject to rights and restriction as detailed in a 2012 transfer.







Guide price

£695,000

- *Double garage and easy private parking*
- *Sociable family kitchen opening to garden*
- *2 reception rooms*
- *Large hallway and downstair cloakroom*
- *Main bedroom suite with dressing area and ensuite shower room, bedroom 2 with Juliet balcony and ensuite shower room*
- *3 further bedrooms and family bathroom*
- *Enclosed rear garden with open countryside view*
- *Detached garden studio with water and power*
- *Ofcom - Ultrafast broadband available - good indoor and outdoor mobile coverage*

WITHIN EASY REACH...

Stonehouse - 1.5 miles
Stroud - 3.8 miles
Cam Railway Station - 4.1 miles
Gloucester - 12 miles
Cheltenham - 19 miles
Bristol - 31 miles
Bath - 31 miles

Outside

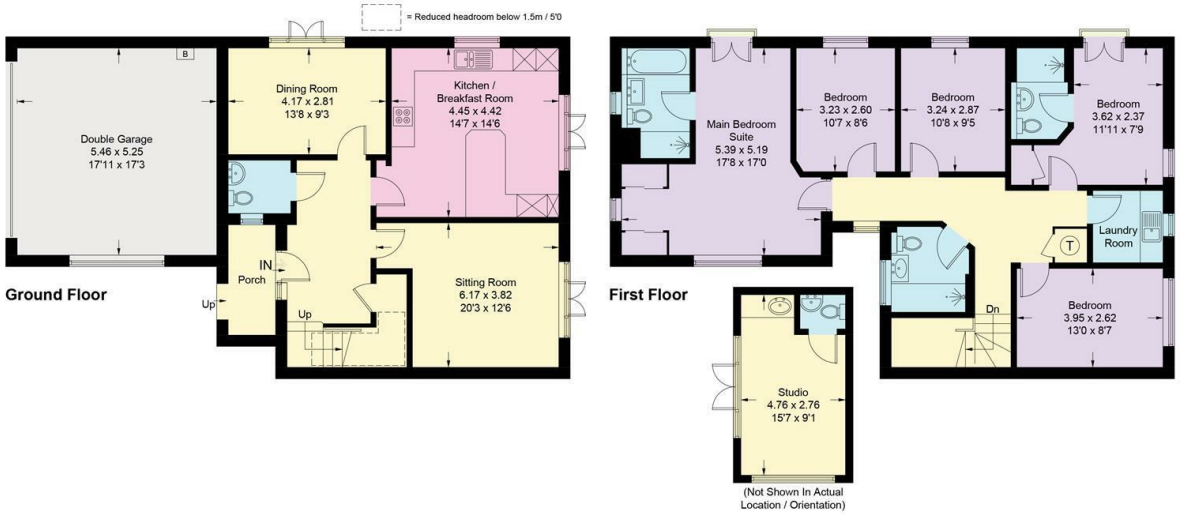
The property benefits from ample parking for several vehicles, with parking in front of the garage, alongside the front pathway and below the garage. A title plan is available to clarify the extent of the private driveway. The integrated double garage, which houses the boiler, provides further parking potential and excellent storage. The fenced and gated rear garden wraps around two sides of the house and is predominantly laid to lawn, creating a generous, family-friendly space. A covered, paved seating terrace enjoys an outlook across the neighbouring field, providing a wonderful spot to relax and appreciate the surrounding countryside. Positioned within the garden, a stylish detached timber studio benefits from electricity, water and a Saniflo toilet. This versatile space offers excellent potential as a home office, hobby room or creative retreat.

Situation

The popular village of Leonard Stanley enjoys a delightful setting on the edge of the Cotswolds, combining a strong sense of community with convenient access to nearby towns and excellent transport links. The village offers a range of local amenities, including a primary school, village hall and playing fields. Further everyday facilities can be found in neighbouring King's Stanley, including a Co-op supermarket, village shop and post office, while the surrounding countryside provides an extensive network of footpaths for walking and exploring. The nearby market town of Stroud offers a broader selection of independent shops, cafés, restaurants and leisure facilities, together with its popular weekly Farmers' Market. Stonehouse is also easily accessible and provides a good range of shops, supermarkets and other everyday amenities, as well as a railway station offering direct services to London Paddington and connections towards Gloucester and Cheltenham. Cam and Dursley railway station provides an additional option, with services towards Bristol and Birmingham. For commuters, Leonard Stanley is particularly well placed for road travel, with convenient access to the A419 and Junction 13 of the M5 motorway, providing connections to Gloucester, Bristol, Cheltenham and the wider motorway network. This appealing village location offers an excellent balance of rural surroundings, local community life and accessibility to the amenities and transport links of the wider area.



Approximate Gross Internal Area = 164.3 sq m / 1,768 sq ft
Double Garage = 28.6 sq m / 308 sq ft
Studio = 13.1 sq m / 141 sq ft
Total = 206.0 sq m / 2,217 sq ft



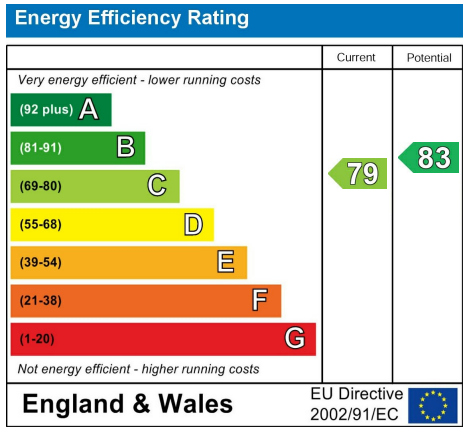


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344663)

01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL10 3PG **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.