

Standleways, Standle Lane, Stinchcombe, GL11 6BH

SITUATION

This most attractive individual detached house is situated in a single track no through lane close to Stinchcombe village, which is in an area designated as one of outstanding natural beauty, in a conservation area. The property is close to the M5 motorway and is within walking distance of the historic village centre and church, where there are a number of country walks and bridleways within close proximity.

Although in a semi-rural location the village is in easy reach of shopping facilities in the nearby market towns of Dursley and Wotton-under-Edge, with convenience store in the nearby Woodfields. Supermarkets including Sainsbury's and Tesco's are within a few minutes drive. The centre of Dursley offers independent retailers together with swimming pool, library and Rednock comprehensive school with further independent schooling in Stroud. Leisure facilities including: rugby, cricket and running club are located in the village and golf courses can be found at both Stinchcombe Hill and Cotswold Edge, sailing at Frampton-on-Severn and South Cerney and gliding at Nympsfield. The Cam and Dursley 'Park and Ride' railway station is situated within a few minutes drive and has regular services to Gloucester and Bristol and onward connections to the National Rail network. Stinchcombe village is well located for the A38 and M5/M4 motorway network.

DESCRIPTION

Standle Way is an attractive detached house with many character features including stone effect Mullion windows, open fireplace, wooden doors, exposed beams and wood burning stove. Set in good size attractive gardens with ample off-road parking for a number of cars with large detached garage/workshop, In addition there is adjoining paddock with open fronted barn and further open fronted vehicle storage. Gardens and paddock of approximately two acres. The property has two good size reception rooms with dual aspect windows, spacious dining room, well appointed kitchen with attractive range of units, granite work surfaces and walk-in pantry. The inner hallway gives access to utility room and pantry and ground

floor third bedroom with adjoining en-suite. In addition on the ground floor there is a playroom/study and on the first floor there are two further double bedrooms along with well appointed bathroom. The property is ideal for equestrian use and must be seen to be fully appreciated.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first mini roundabout, at the second roundabout take the first exit onto Dursley Road signposted to Wotton-under-Edge and proceed for approximately half a mile, passing the Yew Tree Inn, as the road bears right, turn left into The Avenue on the B4060 and continue taking the second turning on the right, towards Stinchcombe village centre for approximately two hundred meters, passing St. Cyr's church to the war memorial, continue straight across into Echo Lane and continue for approximately two hundred metres crossing the motorway bridge and turning immediately left into Standle Lane and proceed for approximately one hundred metres and Standle Way will be found on the left hand side.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE/SUN ROOM 7.39m x 1.39m (24'3" x 4'7")

Having double glazed front door, double glazed surround, double radiator and double glazed French doors to garden.

ENTRANCE HALL

Having radiator, stairs to first floor, under stairs storage cupboard, attractive stone floor, stairs to first floor.

LIVING ROOM 5.49m x 3.97m (18'0" x 13'0")

Having Mullion window to front, double glazed Mullion window to side, window seat, exposed beam, stone



fireplace with multi-fuel wood burner/stove, two wall light points, radiator.

DINING ROOM 5.46m x 4.26m (17'11" x 14'0")

Having double glazed Mullion windows to side and rear, radiator, attractive wood flooring, exposed beams.

STUDY 3.93m x 2.87m (12'11" x 9'5")

Having double glazed Mullion windows to front and side, window seat, radiator, attractive wood flooring.

KITCHEN/BREAKFAST ROOM 3.86m x 3.04m (12'8" x 10'0")

With a most attractive range of wood Shaker style units with granite work surfaces over, incorporating inset stainless steel one and a half bowl single drainer sink unit, breakfast bar, electric stainless steel range cooker with stainless steel splash back, canopy/extractor over, inset ceiling spotlights, stone flooring, plumbing for automatic dishwasher, walk-in larder, having base and wall units, granite work surface and stone flooring.

UTILITY 3.69m x 1.88m (12'1" x 6'2")

Having a range of wall, tall and base units with granite work surfaces over, plumbing for automatic washing machine, Double Belfast style sink unit, double glazed door to side, double glazed window to rear, radiator.

INNER HALLWAY

With stone flooring, walk-in pantry with shelving, further built boiler cupboard housing oil central heating boiler supplying radiator central heating and domestic hot water.

BEDROOM THREE 4.74m x 2.5m (15'7" x 8'2")

Having double glazed window to front and side, radiator, attractive wood flooring.

EN-SUITE SHOWER ROOM

Having vanity wash hand basin with cupboards under, attractive corner shower cubicle with electric shower, wc with concealed cistern, mirror/light, inset ceiling spotlights, ceramic tiled floor.

ON THE FIRST FLOOR



LANDING

Having double glazed Mullion window to rear.

BEDROOM ONE 4.24m widening to 5.43m x 3.03m widening to 3.8m (13'11" widening to 17'10" x 9'11" widening to 12'6")

Having double glazed windows to front and side, range of fitted wardrobes, built-in cupboard, bedside cabinet, radiator.

BEDROOM TWO 4.57m x 2.87m (15'0" x 9'5")

Having double glazed Mullion window, radiator.

BATHROOM

Having a well appointed wet room style shower with large glazed screen, wc with concealed cistern, vanity wash hand basin with cupboard under and mirror over, panelled bath, tiled flooring, stainless steel ladder towel rail.

EXTERNALLY

To the front of the property the gardens are bounded by stone walling with tarmac sweeping driveway leading via a vehicle gate to the front of the property and onto the PARKING AREA and LARGE TIMBER GARAGE/WORKSHOP 7.26m x 9.14m having personal door to side, power and light. The extensive front garden is laid to lawn with an array of shrubs and flower borders, large pond with water feature, mature trees. The rear garden is laid to lawn, hot and cold outside tap and gate with pathway leading to PADDOCK which is enclosed by post and rail fencing and hedging with open fronted COWSHED/VEHICLE STORE and further BARN (75ft x 60ft) The property is ideal for equestrian use and must be seen to be fully appreciated.

AGENT'S NOTES

Tenure : Freehold.
Mains electricity and water connected, private drainage
Oil fired central heating
Council Tax Band : E £1,962.43 payable.
Please note the property is close to the M5 motorway

VIEWING

By appointment with the owner's sole agents as over.

