



2 JOHN MARTIN GARDENS,
STANDISH, GL10 3WB

GOODMAN
& LILLEY







2 JOHN MARTIN GARDENS

STANDISH GL10 3WB

GUIDE PRICE
£699,950

A fabulous four bedroomed detached home situated in a sought after rural location close to Stroud and Gloucester with generous garden and driveway parking all finished to an exceptionally high standard throughout with many added extras and stunning elevated views.

A wonderful family home in a super position.

Viewing is highly recommended to fully appreciate the well planned accommodation on offer here. Call, Click or Come in to visit our experienced sales team-01172130777 / henleaze@goodmanlilley.co.uk

Services: Mains Gas, Water, Drainage and Electric

Location

Located in an elevated position within the sought after village of Standish and the Cotswolds Area of Outstanding Natural Beauty, the exclusive 'Green Walk' development benefits from 32 acres of historical landscaped gardens and panoramic views over the Severn Valley that create a true feeling of openness. Close at hand Stroud & Stonehouse have a good range of facilities and a mainline railway station with services to Bristol, London (Paddington) and all parts of the country. The M5 at Junction 12 is only 1.5 miles away providing access to Bristol, Cheltenham, the Midlands and the South West.

Accommodation

See the floor plan for room measurements.

Approach

The development is wonderfully approached down a private lane through the mature gardens to John Martin Gardens where all the homes surround an

attractive central green. A central front door is access down a step in stone path and there is a two car brick paved driveway and electric charging point at the front of the house.

Ground Floor

Having entered the house the first thing you'll notice is a light and spacious feeling with a two storey entrance hallway having stairs rising to the first floor accommodation. The ground floor layout is modern and comprises of an open plan living area of over 30 ft incorporate living, dining and kitchen areas with windows and bi folding doors taking advantage of the gardens and outstanding views to the rear. There is also a generous utility room and a downstairs cloakroom / wc to the ground floor.

First Floor

To the first floor can be found the four bedrooms and a modern quality bathroom. The main bedroom is a well proportioned double bedroom with quality en suite shower room, fitted wardrobes and floor to ceiling windows to the rear having panoramic views over the Severn Valley. The other three bedrooms have use of an afore mentioned bathroom with a full suite.

Outside

Rear Garden

There is a beautiful rear garden with a large patio area that offers stunning views and provides a

superb place to enjoy the beauty of the sunsets. Further more the rear garden also offers a good sized lawn fenced to the rear and opening into the mature development grounds.

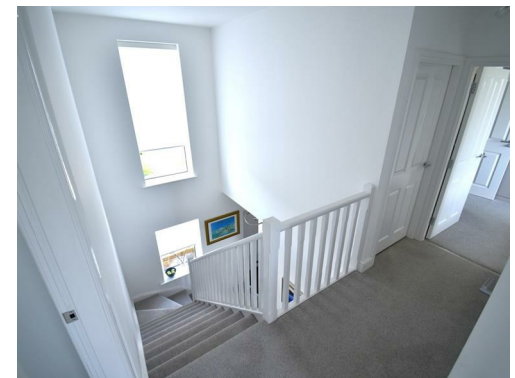
Driveway Parking

Two car brick paved driveway parking with electric car charging point.

Information

Estimated maintenance charge of £55 per month
Council tax band F

- Superb Rural Location
- Four Bedrooms
- Outstanding Views over the Severn Valley
- High Quality Development
- En Suite to Master Bedroom
- Detached Home
- Over 30 ft Open Plan Living Area





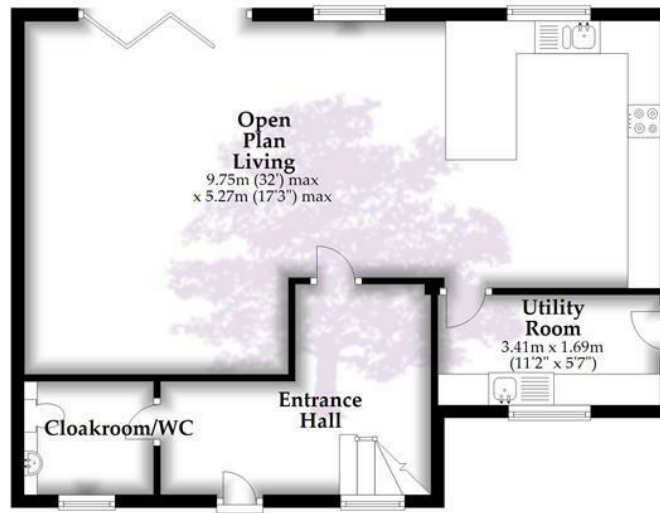


GOODMAN
& LILLEY



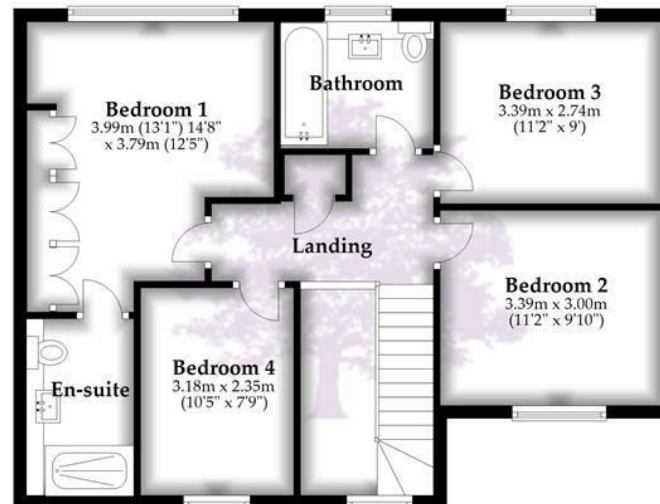
Ground Floor

Approx. 64.5 sq. metres (693.7 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.1 sq. feet)



Total area: approx. 129.0 sq. metres (1388.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove 

Zoopla