



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**Broad Meadow, Leonard Stanley, Stonehouse | Asking Price £525,000  
Call us today on 01453 764912**



### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Hunters Estate Agents are delighted to offer this well presented four bedroom family home located in a popular cul-de-sac in Leonard Stanley. The property comprises of an entrance hall, cloakroom, study, living room, dining room and kitchen/breakfast room to the ground floor. The first floor has master bedroom with en-suite, three further bedrooms and a Jack & Jill bathroom. Further benefits include south-west facing rear garden, garage, off-street parking, UVPC double glazing, gas central heating and access to community orchard.**

#### SELLERS COMMENTS

We have enjoyed living in our family home for the last 11 years, with its lovely south-west facing garden catching the sunlight even in the depths of winter. Living in our home gives us plenty of opportunities to enjoy and explore the nearby local canals and walking trails across the Cotswolds Way. We are also fortunate to live in such a picturesque village with good neighbours and an active community.

#### SITUATION

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. A village farm shop can be found in Leonard Stanley which sell local produce produced by the farm. There is also easy road access to Stonehouse Train Station, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator, stairs to first floor, under stairs cupboard with power & lighting and built-in cupboard with coat hooks & phone/electrical sockets.

#### CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, heated towel rail, splash back tiling, tiled floor and a extractor fan.

#### STUDY

9'10" x 9'0"  
Maximum dimensions overall into bay window. UPVC double glazed bay window to front with blinds, radiator and phone point.

#### DINING ROOM

14'7" x 9'10"  
Maximum dimensions overall into bay window. UPVC double glazed bay window to front with blinds, radiator and a TV point.

#### KITCHEN/BREAKFAST ROOM

15'1" x 9'10"  
Good range of wall, floor & drawer kitchen units, Silestone work surfaces, ceramic sink with mixer tap, built-in oven, microwave, five burner gas hob, fridge, freezer, washing machine & dishwasher, extractor fan, under cupboard lighting, wine rack, UPVC double glazed window & French doors to rear with blinds, tiled floor, radiator, TV point, phone point, and space for table & chairs.

#### LIVING ROOM

19'2" x 13'1"  
UPVC double glazed windows & French doors to rear, 2 x radiators, TV point, phone point and a electric fire.

#### FIRST FLOOR LANDING

UPVC double glazed window to rear, radiator and cupboard containing a hot water tank.

#### BEDROOM ONE

13'1" x 10'2"  
Maximum dimensions overall. UPVC double glazed window to rear, radiator TV point, phone point and fitted wardrobes.

#### EN-SUITE

WC, wash hand basin with mixer tap, shower cubicle, shower off mains, extractor fan, tiled floor, splash back tiling and a heated towel rail.

#### BEDROOM TWO

10'9" x 9'10"  
UPVC double glazed window to front, radiator, fitted wardrobe, TV point, phone point and access into Jack & Jill bathroom.

#### BEDROOM THREE

9'10" x 8'10"  
UPVC double glazed window to rear, TV point, phone point and a radiator.

#### BEDROOM FOUR

12'7" x 7'1"  
UPVC double glazed window to front, radiator, TV point, phone point and access to loft space. The loft is accesses via pull-down ladder and has power, lighting, insulation and some boards.

#### JACK & JILL BATHROOM

Doors into first floor landing & bedroom two. WC, wash hand basin with mixer tap, bath with shower hose, shower cubicle, shower off mains, heated towel rail, splash back tiling, tiled floor, extractor fan and a UPVC double glazed & frosted window to front.

#### EXTERIOR

The south-west facing rear garden is laid to patio. Further benefits include raised bedding areas with planting, fenced boarders, outside tap, outside light, gated side access and access into garage.

The front garden has hedges, stone chipping area, bedding areas with planting, storm porch and a outside light.

#### GARAGE

18'7" x 9'8"  
Up & over door, power, lighting, roof space, access to garden and wall-mounted Worcester boiler.

#### OFF-STREET PARKING

The property benefits from two off-street parking spaces.

#### COMMUNITY ORCHARD

All residents in Broad Meadow have accessed to a community orchard with various apple trees growing. Its a quiet place to walk the dog.

#### COUNCIL TAX BAND

The council tax band is E.

#### TENURE

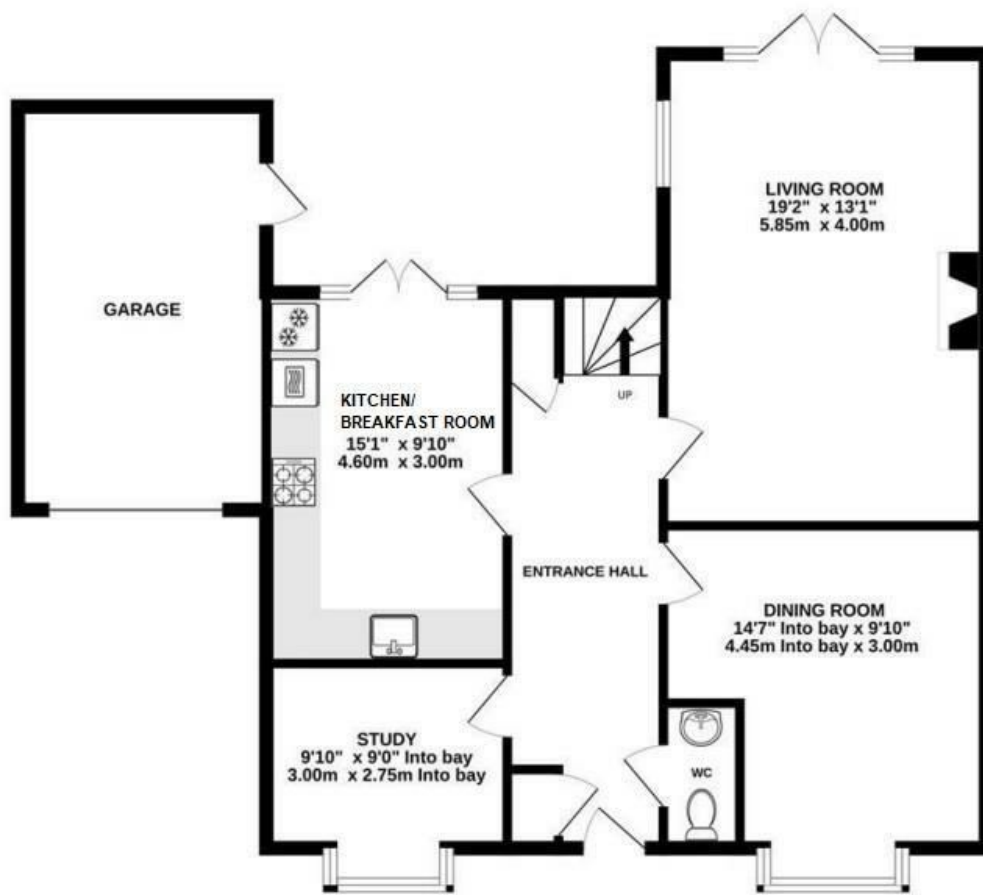
The property is freehold. There are no management charges within this development.

#### SOCIAL MEDIA

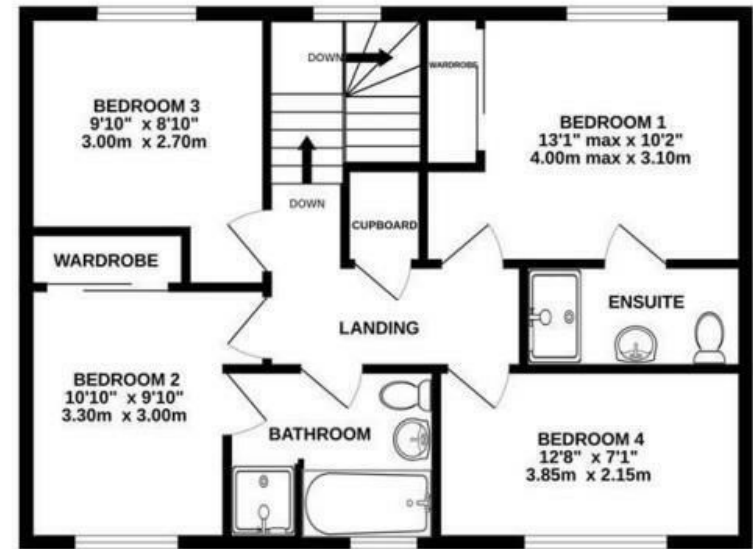
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.



GROUND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.

TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

