



Marsh Road, Leonard Stanley, GL10 3ND

Offers Over £500,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Marsh Road, Leonard Stanley, GL10 3ND

**Offers Over £500,000**

Hunters Stroud are delighted to offer this rather interesting 3 bedroom detached period house which offers a wealth of charm and character along with a delightful mature garden with outdoor kitchen. The property internally comprises to the ground floor: An entrance porch, a dining hall/breakfast area with wood burning stove which flows automatically into a kitchen which includes many built-in appliances and has been designed and made locally by shop owner Sarah Jane Kitchens. Also a sitting room/snug with a wood burning stove, a garden room/dining room which cleverly incorporates a utility area hidden behind sliding doors. Bifold doors lead to the garden. To the first floor: 3 bedrooms, a bathroom/shower room and a landing which gives access to the loft via a ladder for storage. The garden is a mature well stocked garden with lawn ideal for all ages to enjoy! There is off-road parking for 2 cars in front of the property, EV charger included. Other benefits include: To the front of the house made to measure thermal dynamic plantation blinds which can be individually angled so you don't have to compromise between light and privacy, also a gas fired Vaillant combination boiler.

Viewings are highly recommended by appointment.





#### Amenities

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.

#### Directions

Marsh Road can be found just off of the bath road with the property opposite the road which leads to Stanley Downton.

#### Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you 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.

#### Entrance Porch

Hart exposed stone wall, door to dining hall.

#### Entrance Hall/Breakfast Area

Built in storage cupboards, one of which houses the electricity meter. Wood burning stove to stone surround. Opening into the main kitchen dining area, wood store recess with storage cupboard over.



#### Kitchen Dining Room

The kitchen naturally flows from the dining hall with a selection of modern wall and base units with worktops over . built-in electric oven, induction hob, circular bowl stainless steel sink with drainer, further built-in appliances to include a dishwasher, refrigerator and freezer. Easy to access corner cupboards, double glazed window with deep sill, cupboard housing a gas combination boiler. Karndean flooring, part exposed stone wall feature, door to sitting room and dining room/garden room.

#### Sitting Room/Snug

Karndean flooring, double glazed window with shutter blinds, part exposed stonewall, encased radiator, wood burner to fire surround and hearth, shelving.

#### Garden Room/Dining Room With Utility

A lovely room overlooking the garden, to one side of the room are sliding doors incorporating a utility area with plumbing for washing machine and space for tumble dryer above. There is also space for other appliances. Exposed stone walling, roof lantern, part panelled walling, recessed lighting, bifold doors to the rear garden, cat flap, Karndean flooring. A wonderful outlook onto the garden.

#### First Floor Landing

Access to loft with a pull down ladder, insulation and some boarding. Oak veneer doors to bedrooms and shower room.

#### Bedroom 1

Built-in double wardrobe, double glazed window with blackout blind and shutter blinds. Radiator, laminate flooring.



#### Bedroom 2

Built-in wardrobe, double glazed window with blackout blind and shutter blind, radiator.

#### Bedroom 3

Double glazed window, double radiator, parts sloping ceiling.

#### Bathroom/Shower Room

Comprising a four piece suite to include a wide shower cubicle, bath with central taps, wash basin with storage space beneath, WC, mirror with light, laminate flooring, chrome heated towel rail, double glazed window, recessed lighting.

#### Outside

##### Parking

There is off-road parking on the driveway for two cars. EV charger, outside lighting and light on the porch.

##### Rear Garden

A good sized garden which is predominantly laid to lawn with established flower and shrubs. To the side of the house is a bin storage area, to the rear a patio area with pathway to a log store. There is a seating area under the pergola which sits alongside the outside kitchen area. Blue double doors leading to a bar with TV incorporated, alongside a storage area. And establish garden in which to enjoy those warmer sunny days!



#### 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.

#### Tenure

Freehold

#### Council Tax Band

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

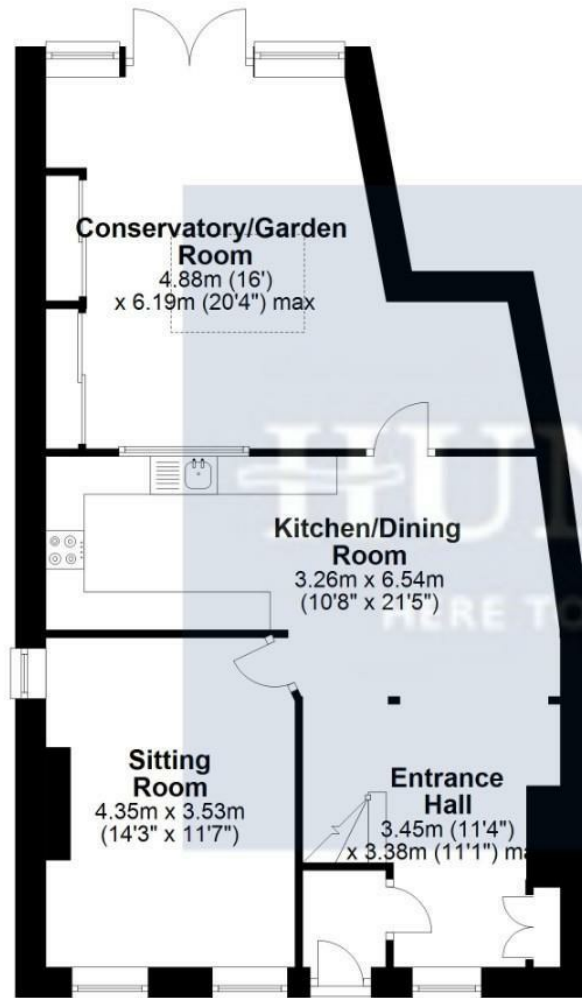
**DISCLAIMER**

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.

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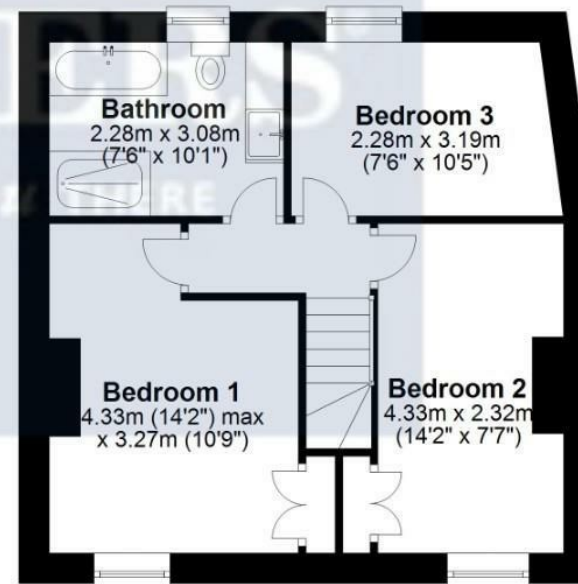
## Ground Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

## Blackthorn Cottage, STONEHOUSE

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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