



Church Road, Leonard Stanley, Stonehouse
GL10 3NP



Guide Price
£1,250,000

HUNTERS[®]
EXCLUSIVE

Church Road, Leonard Stanley, Stonehouse

DESCRIPTION

For sale, this distinguished detached house situated in a highly sought-after location, a stone's throw away from the church at the heart of the village. This property offers superb accessibility, being ideally situated for the M5 giving easy access to Bristol and rail links via Stonehouse and Stroud into London. Brimming with charm and character, this residence showcases an array of period features that lend it a unique appeal.

The house offers abundant living space with four flexible reception rooms, providing a multitude of options for entertaining or family living. There is a kitchen with the potential to enlarge, catering to those with a penchant for hosting or culinary exploration. This property boasts six spacious bedrooms, providing ample accommodation for larger families or those expecting guests. Two bathrooms serve these bedrooms, with scope for further bathrooms if needed. All this and much more ensures comfort and convenience for all inhabitants.

Another advantage of this property are the level lawned gardens, offering a delightful outdoor space for recreation or relaxation. Furthermore, the property benefits from garaging for three cars and several other outbuildings. An extensive driveway enables you to drive in and out without reversing. Features that will undoubtedly appeal to automotive enthusiasts or households with multiple vehicles. This property is perfect for families seeking a residence that is surprisingly not listed and that combines historical charm with modern convenience in a desirable location.



ROOMS

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. There is also easy road access to Stonehouse, 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 Porch

Tessellated tiled floor, two fixed double glazed windows, half glazed door to the hallway.

Hallway

Tessellated tiled flooring, radiator, staircase with understairs cupboard.

Sitting Room

Double glazed sash windows to the bay, picture rail, cornice, ceiling rose, wood burner to chimney breast, two double radiators.

Dining Room

Double glazed sash style window to the side with additional double glazed sash window to the rear.

Breakfast Room

Could equally be used as the formal dining room with an electric fire to a mantle and hearth. Ceiling cornice, picture rail, door to hallway, double glazed sash style UPVC window looking over the drive and door to the conservatory.

Conservatory

Overlooking the garden and drive. Upvc construction with two sets of French doors and a glass roof. Large opening into a family/study area.

Garden Room/Play Room/Study

Tiled flooring, double glazed front doors, two double radiators.

Cloakroom

Potential to create a shower room. Base unit for storage with worktop over, plumbing for washing machine, radiator, pedestal wash basin and WC, double glazed window.

Kitchen

Selection of painted shaker style wall and base units with worktops over. Under hung one and a half bowl sink with mixer tap. Double glazed window to the rear, gas Rangemaster cooker. Display cabinets, double radiator door to hallway and door to breakfast room. Plumbing for dishwasher.

Rear Hallway/Boot Room

Flagstone flooring, half glazed door leading to a lean to. Floor mounted gas fire boiler, door to study/play area and door to utility room.

Utility Room

Base units with worktops over. Stainless steel sink, plumbing for washing machine and space for tumble dryer. Tiled flooring, window to rear.

Lean-To

With two external doors, casement windows to rear.

First Floor Landing

Double glazed sash style window to the front, double radiator, stained glazed and leaded sash window to the rear, staircase to the top floor and a small under stairs cupboard.

Bedroom 2

UPVC double glazed sash style window to the drive, cast-iron fireplace, picture rail, double radiator.

Bedroom 3

Double glazed UPVC sash window to the church, cast-iron fireplace, UPVC sash window to the side, picture rail, pedestal wash hand basin.

WC

Low-level WC, wash basin with tiled splashback to corner. Small sash window.

Bedroom 1

The sellers use this room as the master, however any of the rooms could be used as the master bedroom. Double glazed sash style window to the front, cast iron fireplace, picture rail, double radiator.

Family Bathroom/Shower Room

With suite comprising a corner shower, roll top bath, pedestal basin, WC. Double glazed UPVC sash style window to the rear, double radiator, recessed lighting, heated towel rail, part panel walling.

Potential Master Suite

Extended Landing

Fitted wardrobes and door leading to a bedroom currently used as a study and an additional room with the potential for an ensuite. Door to dressing room.

Dressing Room

UPVC double glazed sash style window to the rear, radiator, curtain fronted airing cupboard with hot water cylinder. Potential for an ensuite. L' shaped room.

Bedroom/Study/Games Room

This room would make a fabulous master bedroom. Two double radiators, three double glazed UPVC windows over three aspects, corner fireplace with tiled inserts, mantle and hearth.

Second Floor Landing

Velux window with view towards the church, doors leading to 2 double bedrooms and a bathroom shower room.

Bedroom 4

UPVC sash style window looking towards the drive and distant view, two radiators, Velux window to the rear.

Bedroom 5

Velux window, double glazed sash style window to the front with distant views.

Bathroom/Shower Room

Comprising a white four piece suite to include a corner shower cubicle, panelled bath, WC, pedestal basin, radiator, Velux window to the front, distance views.

Outside

Gardens Garaging & Outbuildings

The property is approached through a walled and gated entrance with tarmac driveway leading to a central planted border. You are able to enter the drive and drive out without having to reverse onto the road. With hedged surrounds, mature yew trees, the driveway extends to meet the garages. There are two garages one of which is able to take two cars the other a single car, both garages have light and power. Alongside an open fronted garden store an adjoining wide open fronted out building currently used as a wood shed. There are two areas of garden one of which is adjacent to the property with patio terrace adjacent to the conservatory and steps leading to a level lawn with corner summer house, mature trees and dedicated borders. The second in front of the house is also laid to lawn with established shrubs and plants. A generous size plot with ample parking on the driveway.

Tenure

Freehold

Council Tax Band

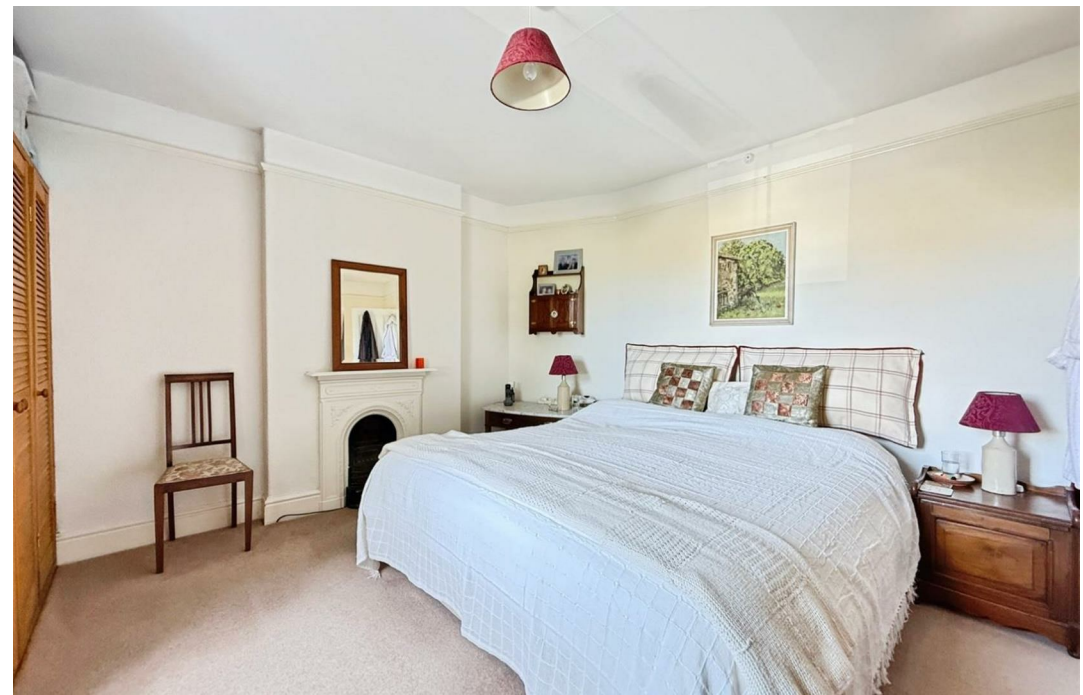
Band G

Hunters Stroud GOLD Award Winners

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 for a free valuation.

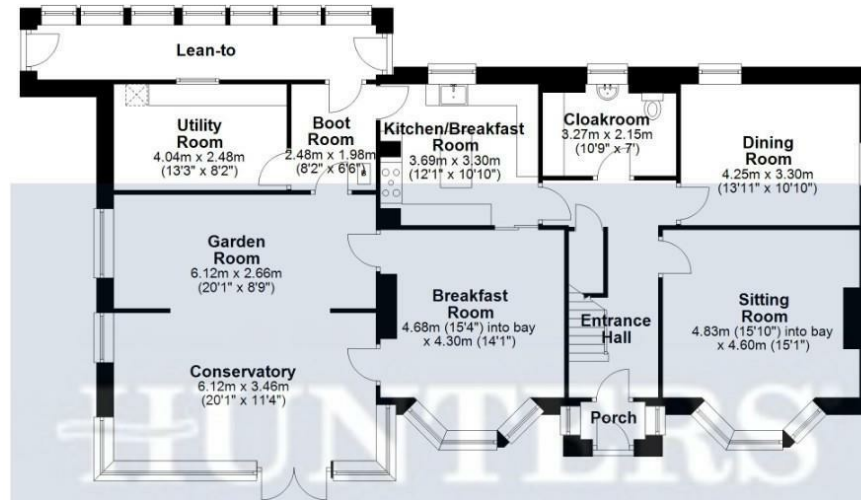
Social Media

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



Ground Floor

Approx. 152.0 sq. metres (1636.2 sq. feet)



First Floor

Approx. 116.2 sq. metres (1250.4 sq. feet)



Second Floor

Approx. 83.3 sq. metres (897.0 sq. feet)



Total area: approx. 351.5 sq. metres (3783.7 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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

