



Mary King Close, Standish, Stonehouse, GL10 3WD
Asking Price £540,000

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EXCLUSIVE



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Hunters Estate Agents Stroud are delighted to offer this beautifully presented 3 bedroom detached "Maple" Style family home located within the exclusive "Green Walk" development in Standish. Loaded with many extras The development is located alongside Standish Woods which offers delightful walks from your doorstep. The accommodation comprises a welcoming entrance hall, cloakroom and a spacious kitchen/dining/lounge area, open plan and looking out onto a landscaped rear garden. To the first floor a master bedroom with extensive wardrobes and an en-suite shower room, there are 2 further bedrooms and the family bathroom. Additional benefits include off-street parking for 3 vehicles, an EV car charger, a landscaped rear garden, some electric blinds, many uprated Neff kitchen appliances, double glazing and gas central heating. A prestigious development within easy access of the M5. Viewings come highly recommended to avoid disappointment at your earliest convenience.





Location & Amenities

The property is situated in the exclusive 'Green Walk' development in Standish. Located within the Cotswolds Area of Outstanding Natural Beauty this development benefits from 32 acres of historical landscape, existing mature trees and gardens with views over the Severn Valley. Stonehouse town centre is only a 1 mile South of the development and offers good community facilities and a train station with direct line to London Paddington. By car, the M5 motorway junctions 12 & 13 are 5 minutes' drive away with links to Bristol (40min) Cheltenham & Gloucester (20min) and there are also frequent bus services operating between Stonehouse, Stroud and Gloucester with the nearest stop being 15 min walk.

Hallway

Double glazed entrance door, radiator and stairs to first floor, Highland Oak LVT flooring, part panelled walling. Door to WC and door to sitting room.

WC

Comprising: A WC, partly tiled walling, tiled flooring, wash basin, opaque double glazed window to the front, recessed lighting.

Open Plan Sitting Room/Dining Area

19'2" x 17'5"

Double glazed bi-folding doors to the rear garden, 2x radiators, under stairs cupboard with phone point and consumer unit, power and light with space for a tumble dryer. Open plan into kitchen breakfast area. Highland Oak LVT flooring, Acoustic wall feature with built in lighting for effect.



Kitchen Area

15'3" x 9'9"

An upgraded kitchen suite with a range of cashmere coloured wall and base units with granite worktops over. One and a half bowl under hung sink with mixer shower tap and Quooker tap. Built in Neff appliances to include an electric oven, ceramic hob, microwave, dishwasher, washing machine, and twin built in fridge freezers, also an extractor hood, breakfast bar, wine chiller, tiled floor, UPVC double glazed window to front with electric blind.

First Floor Landing

Radiator, smoke useful linen/storage cupboard containing wall-mounted combination boiler and a light. Doors lead to all bedrooms and family bathroom.

Master Bedroom

14'5" x 11'7"

Double glazed window to front with blind, radiator, extensive white wardrobes included with tall mirrors built-in to one end. Door to ensuite shower room.

En-Suite Shower Room

WC, vanity sink with mixer tap, walk-in shower, heated towel rail, extractor fan, fitted cupboards, tiled throughout and a UPVC double glazed & frosted window to front.

Bedroom 2

13'9" x 8'6"

Double glazed window to rear with electric blind and view over the garden, radiator.



Bedroom 3 10'2" x 8'6"

Double glazed window to rear with blind and view over the garden, radiator.

Family Bathroom

A white bathroom suite to include a WC, vanity sink with mixer tap, a wide display shelf with mirror over..Tiled panelled bath with mixer tap & shower attachment, chrome heated towel rail, extractor, recessed lighting.

Outside

Front Garden

Located in front of the property is a pathway with shrubs to include Lavender, Hydrangeas to one side, railings, canopy porch. Access to the rear garden via a gate at the end of the driveway, there is also a shared pathway to the right of the house which also leads via a gate into the rear garden.

Landscaped Rear Garden

The property enjoys a south facing garden to the rear which is fully enclosed with surrounding fencing and gates which lead either side of the house to the front of the property. Adjacent to the property is a wide patio leading to a good quality artificial lawn by Luxury Lawns Gloucester with surrounding raised flower and shrub beds. To the raised beds there are a variety of plants including impressive white Annabel Hydrangeas that will flower every year. There are



evergreens to give all round over. The back fence is covered by Pleached trees, 'Red Robin' variety – they were planted in August 2024. Located on the rear of the house as a light and double power point.

Driveway

A block paved driveway leads from the road and provides parking for three cars. There is an EV charger on the wall with light above. A gate leads into the rear garden.

Council Tax Band

Council Tax Band D

Tenure/Management Company

Freehold. There is a management fee which covers the maintenance of the grounds around the development. This will start once the site has finished but is approximately £76.50 a month.

Social Media

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

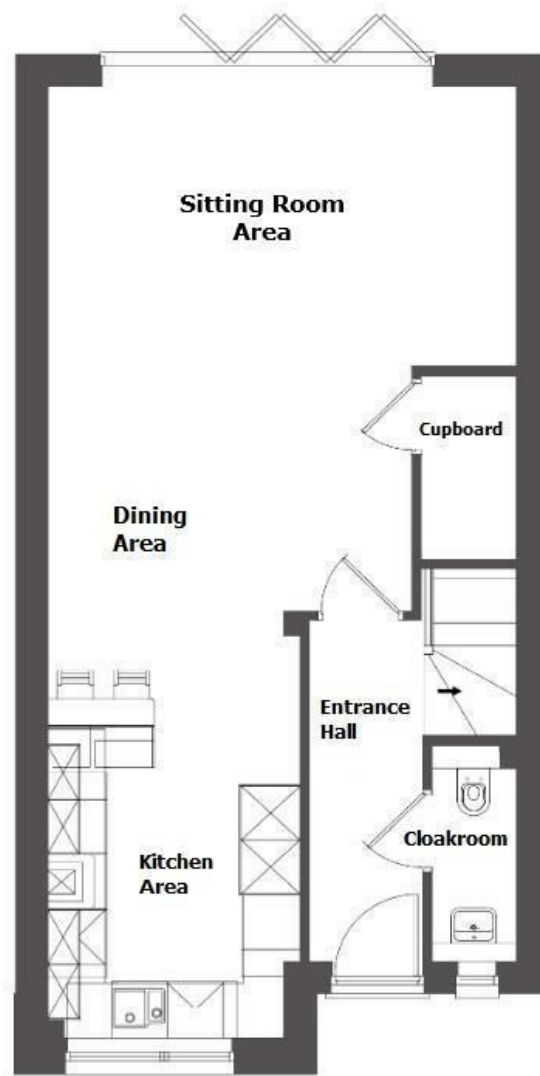


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

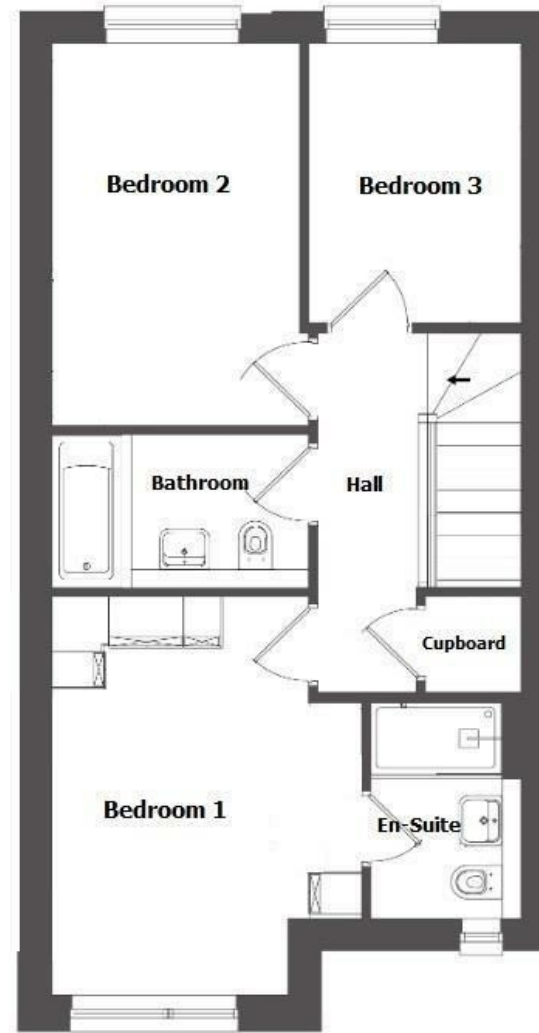
DISCLAIMER

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



First Floor

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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