



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



THE MARSH, MARSH ROAD, LEONARD STANLEY, STONEHOUSE, GL10 3NH

The Property

The Marsh is a handsome period three storey detached home that has been enjoyed by the current family for over 50 years. The house is set back from the road with private mature grounds to the front. A very charming home from the moment you arrive. A five gate along with pedestrian gate provides access to the driveway with parking for three cars up to a attached tandem garage.

To the front a paved terrace with access into the property. A small entrance porch leads into the entrance hall. Doors lead to all three receptions, fitted dining kitchen, downstairs cloak and shower room. Good under stairs storage with stairs leading to the first floor.

A delightful sitting room with bay window overlooking the grounds and feature fire surround with electric fire inset. Dining room also having bay window to the front overlooking the garden, door to the kitchen, a wealth of natural light, lovely high ceilings.

A fitted dining kitchen with doors to dining room, conservatory and entrance hall. Window to the rear. A range of based and wall mounted cabinet. Having built-in double oven, hob and extractor with space for freestanding appliances. Space for a four seater dining table and chairs.

A double glazed rear boot room stretching the length of the rear of the house. Door to the kitchen and patio doors lead to the snug/hobby room.

A cosy snug/hobby room, a great space to sit and just relax. Ornate log burner inset to the corner. Patio doors to the boot room and door to entrance hall.

A very handy downstairs cloak and shower room with corner shower cubicle with a wealth of storage.

To the first floor landing, window to the front overlooks the garden. Doors to bedrooms, family bathroom with further staircase to the second floor.

Two double bedrooms to the front both having garden views and a wealth of natural light, further benefitting from fitted wardrobes. Completed by a very good sized family bathroom with linen cupboard and a three piece suite. It is fair to say any prospective buyer will look to update this room.

Stairs lead to the second floor to a lovely galleried landing with dormer window to the rear that provides views across Leonard Stanley. Doors lead to two further double bedrooms both with built in wardrobes and space for free standing furniture.

Throughout the property there are some lovely period features to include mullion stone surrounding the sash windows, high ceilings, period fireplaces. A wealth of storage and overall, a proportioned family home. The property provides great space and natural light.

It is fair to say that any prospective buyer would look to undertake some internal updating to the property.





Outside

Gardens

The gardens are to the front with a paved sun terrace the width of the property, opening to a lawned garden with a wealth of mature planting. Very private and does get the sunshine all day.

Complimented by a corner sun terrace, an ornamental pond and summer house. Mature hedging to the front provides great privacy.

To the side further paving leads to boiler room and garden shed with pathway leading to the rear boot room. Great space for all to enjoy.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: . Council Tax Band F and EPC rating E



Location

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Directions

From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton Road to a T junction turn right and immediately left onto Marsh road, Follow the road along until there is a turning on the right and the property is opposite on the left hand side as denoted by our for sale board.

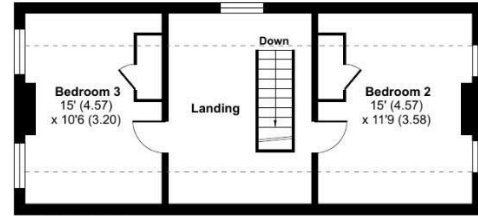
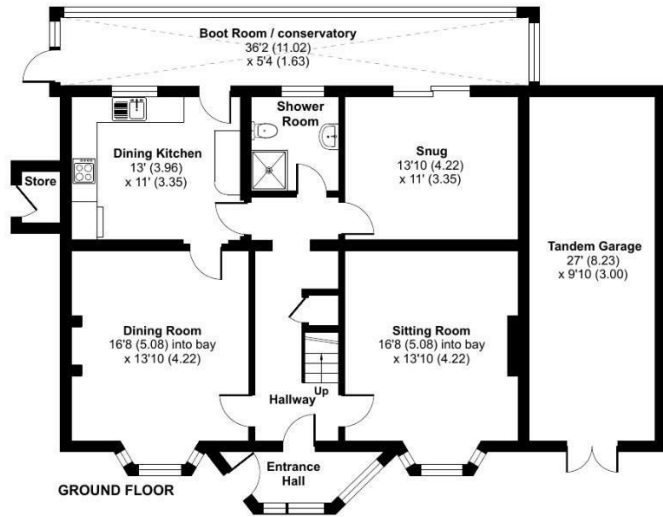


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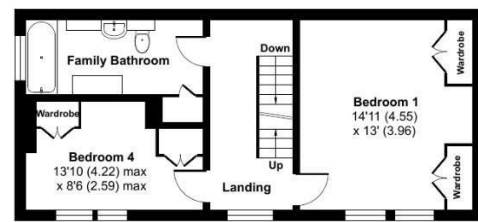
Approximate Area = 2085 sq ft / 193.7 sq m
 Limited Use Area(s) = 174 sq ft / 16.1 sq m
 Store = 12 sq ft / 1.1 sq m
 Garage = 264 sq ft / 24.5 sq m
 Total = 2535 sq ft / 235.5 sq m
 For identification only - Not to scale



Denotes restricted head height

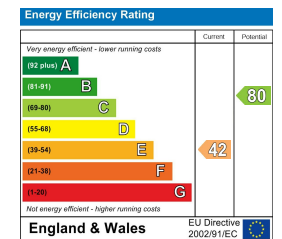


SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1151305



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