



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



6 BEATRICE WEBB LANE, STANDISH, STONEHOUSE, GL10 3WE

The Property

Green Walk, Standish is approached from a lovely private driveway with beautiful grounds providing a perfect sanctuary for wildlife, amongst stunning protected trees and planting over 32 acres of historical landscape. Views as far as Forest of Dean and The Malvern Hills in one direction and across to the Severn and beyond to the South. The location feels secluded with a great community vibe and regular events, book clubs and meet ups at the Standish Gate House.

The developer has seamlessly combined modern living with the conversion of period buildings among contemporary new homes, all of which can enjoy the wonderful grounds and views.

This property provides accommodation over two floors painted in a soft cream with wonderful grey glazed windows and doors, visually of an art deco style and offering a wealth of natural light.

On approach, parking directly in front on a paved driveway with further parking space close by. A wealth of shrubs to borders each side with a chipping area perfect for that morning coffee.

Pathway up to the entrance leads directly into the entrance hall. Stairs to the first floor and a downstairs cloakroom. Door leads into this fantastic open plan living space.

Wonderful living space providing sitting/dining area with wonderful open views and a wealth of natural light from the front and rear aspects.

A fitted kitchen with a large picture window to the front, a range of base and wall mounted cabinets, complimented by stunning granite worktops to include a breakfast bar creating a natural divide to the living space. This makes a very social space to cook, talk and entertain. A range of builtin appliances to include : Hob, extractor,oven, dishwasher, fridge/freezer and microwave.

Sitting/dining area with wall to ceiling opening bi-folding doors with blinds inset. This seamlessly connects with the garden and wonderful woodland landscape and great privacy. Complimented by limed oak Karndean flooring. A modern fitted fire inset to the wall with TV recess and inset shelving creating a feature to the wall. Perfect space for all the family to gather.

To the first floor two, lovely double bedrooms and a single room with built in pop up single bed. The main bedroom at the front has a range of built in wardrobes. All bedrooms have an abundance of natural light and views. The internal accommodation is completed by a beautifully appointed family bathroom suite.



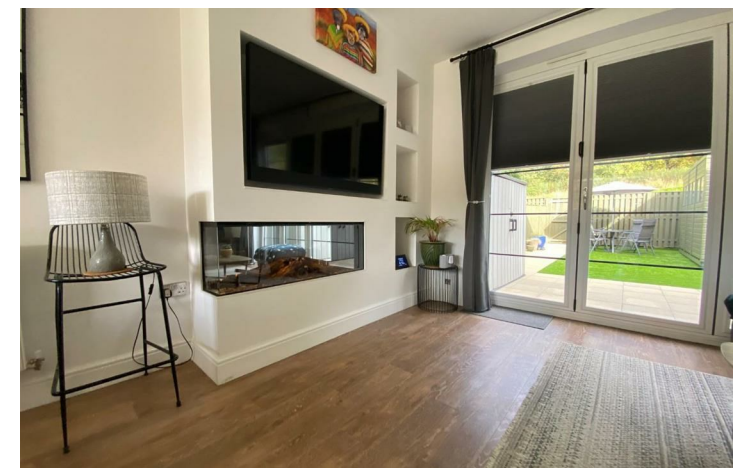


Outside

Gardens

Outside, an enclosed rear garden with paved sun terrace. The owners have laid Astro turf for an ease of maintenance. Garden gate to the rear. Two very useful storage units. Perfect space for those summer evenings to relax over a glass of wine or two. A stunning back drop with mature trees where you can watch the deer running around. The grounds provide great walks for those with and without dogs amongst pretty surroundings.

open views to wonderful mature trees and fields behind. We understand a great amount of wildlife can be enjoyed, whilst also benefiting from great privacy from this lovely backdrop of woodland.



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: SDC. Council Tax Band B and EPC rating B



Location

Standish is located on the edge of Stonehouse where you can take full advantage of wonderful walks from the driveway. A short drive into Stonehouse a small town conveniently located with relatively flat topography. It offers all amenities including a range of independent shops. Local family butchers, hardware store, supermarket, fast-food outlets, restaurants and health services.

A full range of education within both state and private sectors, within 10 minutes drive of the property.

There are oodles of excellent walking routes including The Cotswold Way, canal paths, cycle-path or our wonderful woodlands and quarries.

Stonehouse also provides a train station with direct line to London Paddington, ease of access to the M5 motorway junctions 12 & 13.



Directions

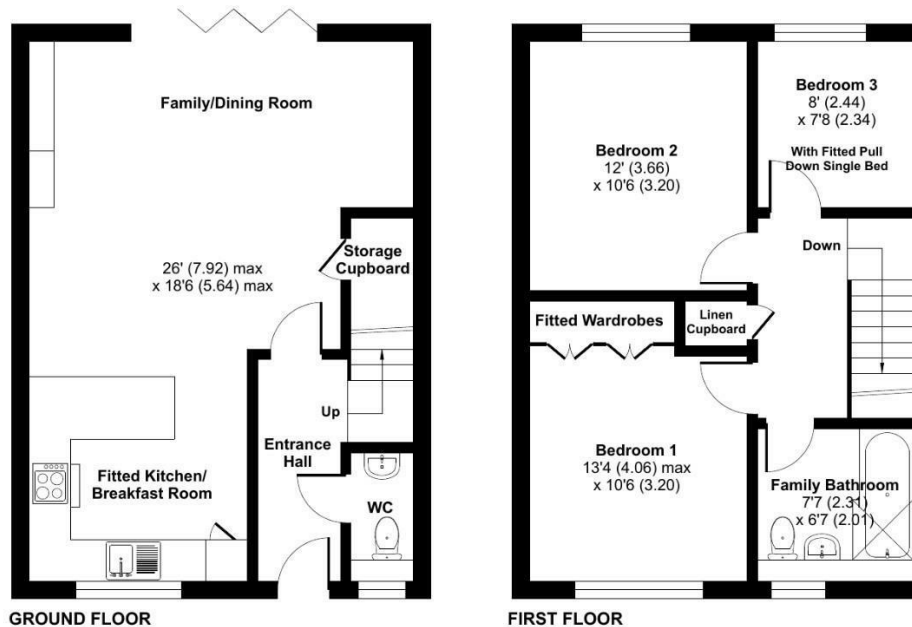
From Junction 12 of the M5 take the B4008 Gloucester Road towards Stonehouse, passing Dobbies Garden Center on your right. Continue straight across the roundabout on the B4008 to Stonehouse, proceed for about four miles until you reach the outskirts of Stonehouse. There is a mini roundabout, turn left onto Horsemarling Lane, continue up this road and take the second left which is Beatrice Webb Lane. The property can be found on the right hand side.



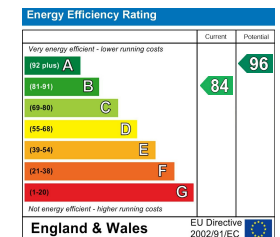
Beatrice Webb Lane, Standish, Stonehouse, GL10

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1050381



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