

WOODLANDS



10 WOODLANDS LEONARD STANLEY, STONEHOUSE, GL10 3NW

Offers over £295,000

Description

A semi-detached family home located in a small cul-de-sac, believed to have been built in the late 1968 Established community and set in the lovely village setting of Leonard Stanley.

Situated at the head of the cul-de-sac, the approach provides access to this property and two neighbouring houses. Having driveway to the front with parking for one car in front of integral garage. A lovely garden to the front with a wealth of planting and pathway leading to the front entrance.

Internally entrance hall with stairs to the first floor with under stairs storage, doors to the kitchen and sitting room.

Sitting room with a wealth of natural light, window that overlooks the front garden, open fire great for those winter evenings and ideal if you wish to add a log burner subject to the right permissions and flu being installed.

Fitted kitchen needs modernising with a range of base and wall mounted cabinets all in a solid oak, pantry, tiled flooring and lovely views to the garden. Doors to utility room and dining room.

Dining room offers good space and more natural light with views to the garden. This could be opened to the kitchen without being extended to create a dining kitchen if required.

Boot room/utility room with doors to the garage and garden. Space to house appliances and perfect space if required to create downstairs cloakroom.

To the first floor, doors to all bedrooms and family bathroom, window to the side and loft access. Bedroom one to the rear with large picture window providing a wealth of natural light and lovely views in the distance of the hill and the church. Space for freestanding furniture. Bedroom two also a double room large window to the front provides great natural light and fitted wardrobes to one wall. Bedroom three a single room to the front.

A family bathroom suite in a pink colour and I am sure any prospective buyer will wish to update completes the first floor.

The property has a new boiler fitted in October 2024 which is located in the loft.

Gardens

Enclosed with a sun terrace, lawned and a wealth of planting, of a southerly aspect. A greenhouse and very private. Such a lovely space for any family to enjoy.

- A great opportunity to live in a village, cul de sac location
- Semi detached family home in the heart of the village
- Entrance hall, two lovely receptions and fitted kitchen & utility/boot room
- Private rear garden of a Southerly aspect
- Convenient to Stonehouse, Stroud & railway station

- Offered to the market with NO ONWARD CHAIN
- Driveway with parking to the front, lovely mature garden on approach
- Two double & one single bedroom all light and airy
- Requires some modernisation/updating, scope to create a dining kitchen
- Located in the village of Leonard Stanley, a great community





Location & Amenities

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.



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 C and EPC rating D

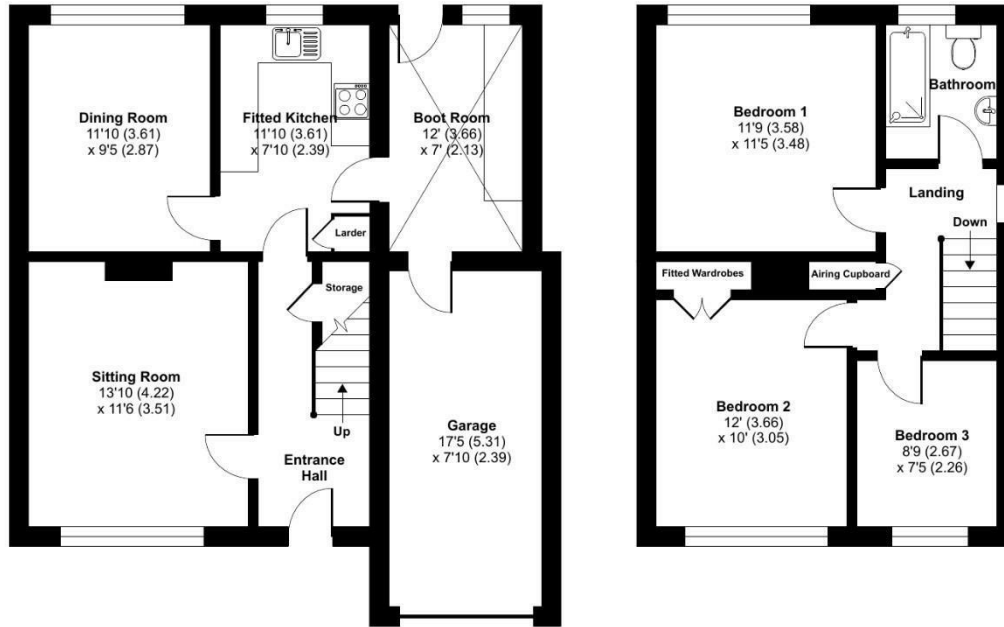
Directions

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 and bear right, turn right into Woodlands and bear left, the property can be located at the end of the cul de sac on the left hand side.



The Woodlands, Leonard Stanley, Stonehouse, GL10

Approximate Area = 1028 sq ft / 95.5 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1168 sq ft / 108.5 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). © nitchcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1192500

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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