



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# HOWITH, THE STREET, LEONARD STANLEY, STONEHOUSE, GL10 3NR

## *The Property*

This is a charming example of a beautifully restored stone cottage residing in the most picturesque setting of the well regarded village of Leonard Stanley. The current owners have undertaken complete modernisation to the cottage over the last 11 years along with adding a contemporary extension.

They have seamlessly created modern living space together with exposing the character of this delightful home over three floors. The moment you arrive you can appreciate the setting, village church to the front with hills in the background. The cottage is a real gem.

Throughout the cottage a wealth of period features to include exposed stonework, beams, wooden flooring and oak doors.

To the front unrestricted street parking in addition to block paved driveway and detached garage/workshop to the side of the property. Approached from a short shared driveway (width of 2.1m) with side gate leading to the grounds.

Open entrance porch provides great boot store with door leading directly into the entrance hall. Stairs leading to first floor with doors to downstairs cloakroom, utility cupboard, sitting room and step leading up to the kitchen. Window to the side and wooden flooring throughout.

A stunning fitted kitchen/family room with vaulted ceiling, Velux windows and spotlights inset. A range of base and wall mounted cabinets, dresser style drawers with cup handles in a soft matt grey, complimented by a range of integral appliances, window to the side. Quartz work tops provide a wealth of preparation space opening to a Oak block breakfast bar and dining area. Wooden flooring throughout, along with under floor heating, soft low lighting to the eating area. Bi-folding doors provide the perfect entertaining space on those summer evenings streamlined to a paved sun terrace and garden views.

Family sitting room is perfect for those winter evenings where you are welcomed by a wealth of beams that create a divide between this reception and the adjoining snug. A lovely inglenook fireplace with exposed stonework, log store and log burner inset. Perfect relaxing space for those winter evenings. Snug with window to the front providing lovely views, built-in storage compliments this family/hobby room.

To the first-floor doors leads to two double bedrooms and family bathroom suite and airing cupboard with stairs leading to the second floor.

Two lovely double bedrooms provide a wealth of natural light and space. A four-piece family bathroom with a roll top bath taking centre stage. A feature decorated wall, wooden paneling and oak flooring.

Stairs lead to the second floor with a cloakroom perfect for a busy family all beautifully presented. The landing provides access to two further double bedrooms both provide great space for any family.

This really is a delightful cottage, a true Gem beautifully decorated and presented throughout.

### AGENTS NOTE

The adjoining property on google maps shows as a public house, however the property reverted to a residential home some 18 months ago. Bedroom three is currently set up for the needs of the family and will be put back as a bedroom on completion of a sale.









## Outside

The owners have taken time to create great outdoor space that connects beautifully with the dining kitchen onto a block paved sun terrace, opening to a lawned garden all enclosed. Offering a great amount of privacy, all flat, raised sleepers edge the lawn with shrubs inset.

Pathway leads to the most fantastic home office, built in 2024, all fully insulated with electrics, along with hard wired internet connection. Aluminium framed double glazed windows and French doors provide views to the garden.

Down lighters illuminate the pathway, internally ease of space for two desks with further storage space. Modern lighting, laminate wood effect flooring throughout.

Complimented by a garden shed with attached wood store.

A detached garage/workshop with double doors to the front complete with electrics and lighting. Block paved driveway to the front with gate to the side providing access to the garden.



## 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 D and EPC rating C







## 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 follow the road until dips down, Take the right hand turn onto The Street, continue until you see the Church and the property is located on the left hand side as denoted by our for sale board.



## The Street, Leonard Stanley, Stonehouse, GL10

Approximate Area = 1820 sq ft / 169 sq m

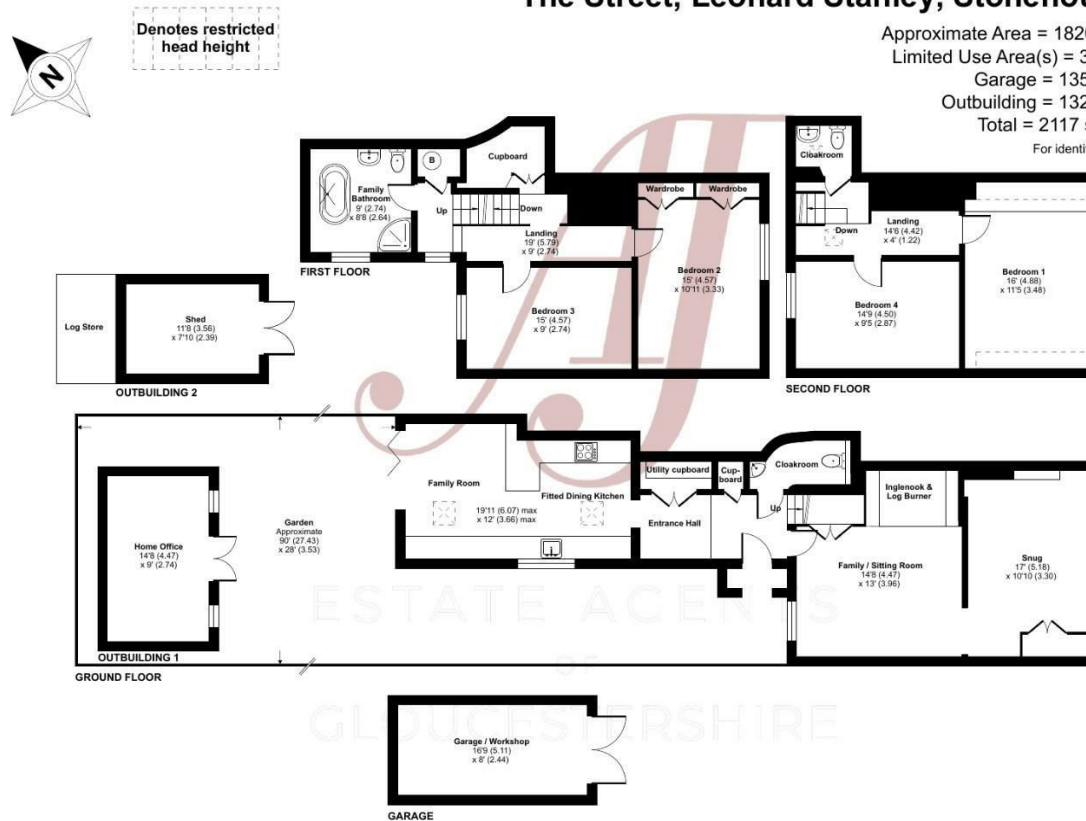
Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 135 sq ft / 12.5 sq m

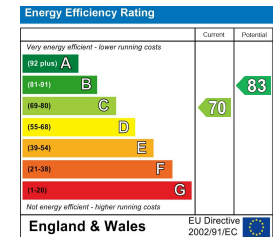
Outbuilding = 132 sq ft / 12.2 sq m

Total = 2117 sq ft / 196.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1204313



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