



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



LYNDALE COTTAGE, MARSH ROAD, LEONARD STANLEY, GL10 3NH

The Property

A charming chocolate box cottage nestled in the heart of the village of Leonard Stanley. This attached period property has been meticulously restored by its current owners, who have skilfully blended modern living spaces with the home's original character, showcasing exquisite attention to detail that must be seen to be fully appreciated.

On approach a five-bar wooden gate allows access to the private block paved private driveway that accommodates up to three vehicles. A quaint entrance porch, ideal as a boot room, welcomes you into a lovely hall area with stairs to the first floor, opening to the sitting room. Karndean herringbone flooring throughout.

Sitting room provides a real cosy space and has windows to both front and rear elevations providing natural light. A delightful backdrop to one wall with exposed stone and brickwork with panelling and fireplace having a log burner, perfect for those winter evenings. A window seat inset complimented by lovely made to measure plantation shutters. This room is so inviting and currently has two good sized sofas for comfort and further space for freestanding furniture. Opening to the kitchen.

Fitted kitchen with a range of base and wall mounted cabinets in a deep dark blue with chrome cup handles very fitting for the age of the cottage, complimented by wooden worktops with Belfast sink inset. A lovely larder cupboard and equipped with integral appliances to include: gas hob, extractor, single oven, washing machine, and fridge/freezer. The windows to the rear expose the beam lintels above. Throughout exposed character blends beautifully with modern fitments.

Stairs lead from entrance area to a good sized landing. Fitted cupboard housing the boiler with doors to two bedrooms and shower room. Further staircase leading to the second floor.

The front a delightful double bedroom with picturesque views across the rooftops to open fields and Coaley Peek with window seat inset. A range of built-in wardrobes and space for desk. Bedroom three a further double bedroom to the rear with a window seat and so much natural light. A double room currently used as a home office. Work top in place perfect for home working or hobby room.

A modern shower room beautifully presented with a double shower cubicle and modern black edge glass and brass style fitments with pedestal hand wash basin and Low-level WC with white tile surrounds and window to the front and heated towel rail. Complimented by a lovely feature tiled floor.

A staircase leads to the second floor directly into a wonderful bedroom. Open to the eaves space, a wonderful backdrop of exposed stonework to one wall with two windows inset each side of the chimney breast provide views extending as far as the Forest of Dean. This room offers perfect relaxing retreat with so much space for freestanding furniture. A corner dresser unit fitted complete with drawers inset.





Outside

Outside

Gardens

To the side of the cottage a chipping pathway opens to a secluded L shaped garden, this is truly a delightful space. Feels like a secret garden, pathway opens to a lawned garden. A lovely corner paved sun terrace, perfect for entertaining with a few glasses of wine.

Great attention to detail has been taken with the borders edged with old bricks creating a divide from the path and planting area. The pathway opens up with chipping area having planting to the fence lines and leads up to a garden shed.

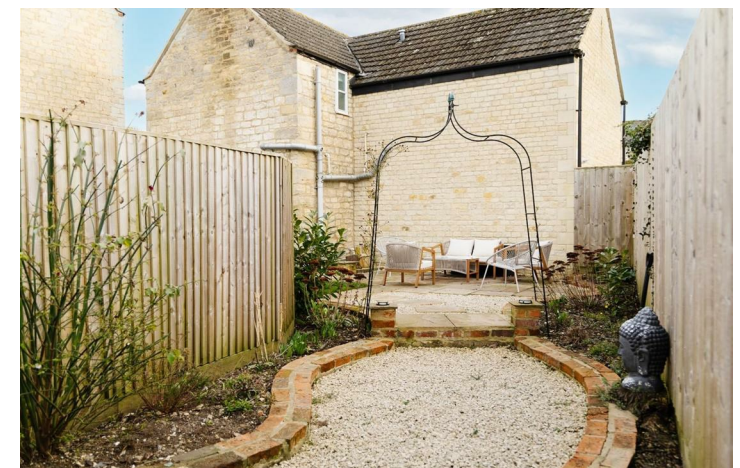
This garden offers a peaceful space that is private with space for all the garden furniture and perfect for those summer gatherings.

Borders to the planting areas with old bricks with a wealth of shrubs inset and a chipping path opens to a further area of the garden complete with garden shed. Reclaimed bricks boarder the pathway, so much thought has gone into creating this space.

The pathway leads to the garden shed at the far end of the garden.

This garden is a very private and intimate space not overlooked and is just a delight.

To the front is a paved driveway with parking for three vehicles and an electric charging point for a car



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 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

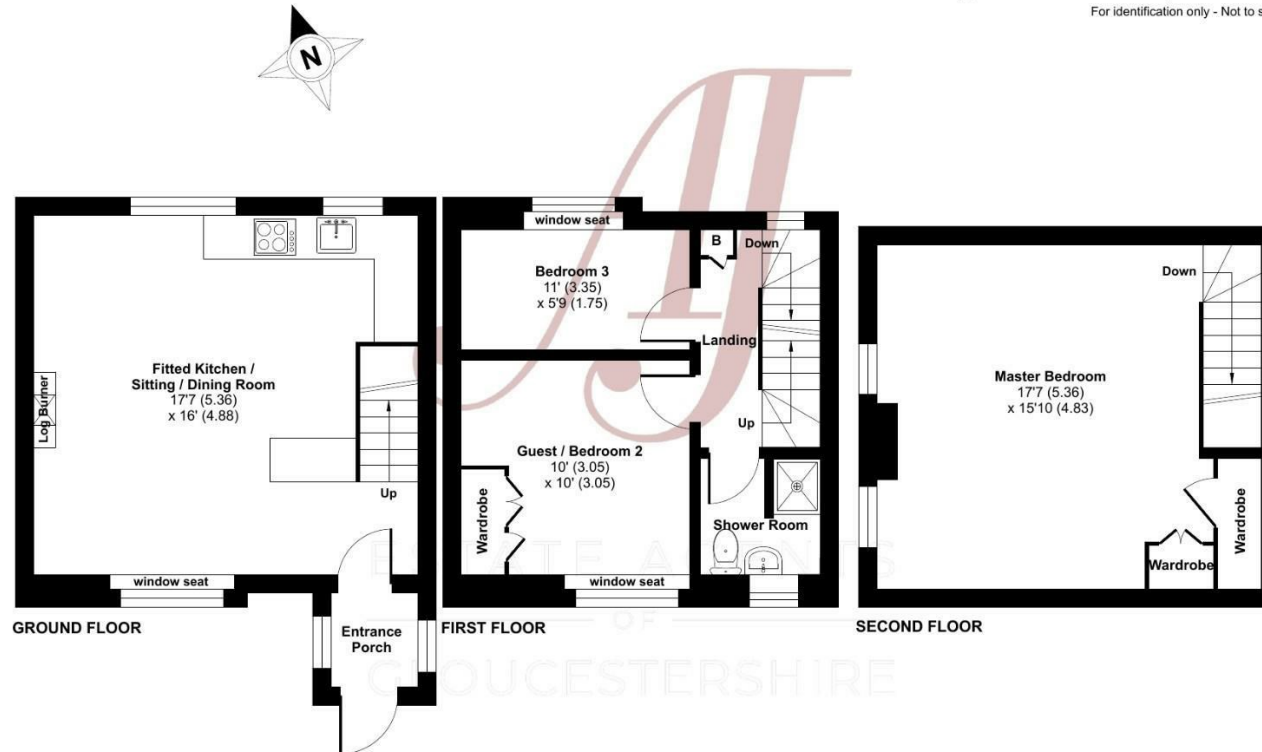
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol Road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley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



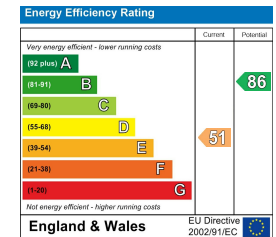
Marsh Road, Leonard Stanley, Stonehouse, GL10

Approximate Area = 853 sq ft / 79.2 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). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1255396



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