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GLOUCESTERSHIRE



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

The Property

The developer has seamlessly blended modern living with the character of period architecture in this exceptional development, where converted historic buildings sit harmoniously alongside contemporary new homes. Residents at Green Walk enjoy access to beautifully landscaped communal grounds and far-reaching views across the surrounding countryside.

Approached along a private driveway winding through manicured grounds, Green Walk offers a tranquil setting surrounded by protected trees and mature planting within approximately 32 acres of historic parkland. The landscape is a haven for wildlife, with sweeping views stretching toward the Forest of Dean and the Malvern Hills to the north, and across the Severn Estuary to the south.

Despite its peaceful location, Green Walk benefits from a warm sense of community. Residents enjoy regular social events, book clubs, and gatherings at the nearby Standish Gate House. The development perfectly balances heritage and modernity, combining period conversions with contemporary architecture and shared access to the stunning grounds.

The property enjoys parking directly in front on a paved driveway, with an additional allocated space to the right. The neat front garden is attractively arranged with gravelled areas and planted borders.

A pathway leads to the entrance hall, where a glazed front door fills the space with natural light. The hallway includes a useful cloakroom a wash basin, WC, white tiling and a window to the front.

From the hallway, a door opens into the bright open-plan living area which is the heart of the home. The stylish breakfast kitchen features white base and wall units, quartz-style worktops, and a generous breakfast bar ideal for casual dining or entertaining. Integrated appliances include an oven, hob with extractor, dishwasher, and fridge-freezer. Large windows and tiled flooring enhance the clean, modern aesthetic.

The sitting and dining area flows seamlessly from the kitchen toward the garden. Full-width bi-fold doors open onto the terrace, flooding the room with natural light and creating a smooth connection between indoor and outdoor living. There is ample space for a dining table and comfortable seating, making this an ideal area for both relaxing and entertaining.

From the hallway, stairs rise to the first-floor landing, giving access to all bedrooms, the shower room, storage cupboard, and loft space.

Bedroom one is a spacious double room with built-in mirrored wardrobes and a calm, elegant atmosphere. The large window frames attractive views toward the Severn and the Forest of Dean and offers a wealth of natural light.

Bedroom two is another generous double, overlooking the rear garden and surrounding countryside. It includes fitted mirrored wardrobes and offers a peaceful, private outlook.

Bedroom three overlooks the rear garden and fields beyond. It can work equally well as a single bedroom or home office, with plenty of natural light from the window. The shower room is appointed in a contemporary style, featuring a large walk-in shower with rainfall head and glass screen, wall-hung vanity unit, WC, and soft neutral tiling. A window to the front provides additional light and ventilation. (original bath plumbing remains in place for those who prefer a bath.)

AGENTS NOTE

Stamp duty at £390,000 First Time Buyers £4,500, Moving Home £9,500, Additional Property £29,000





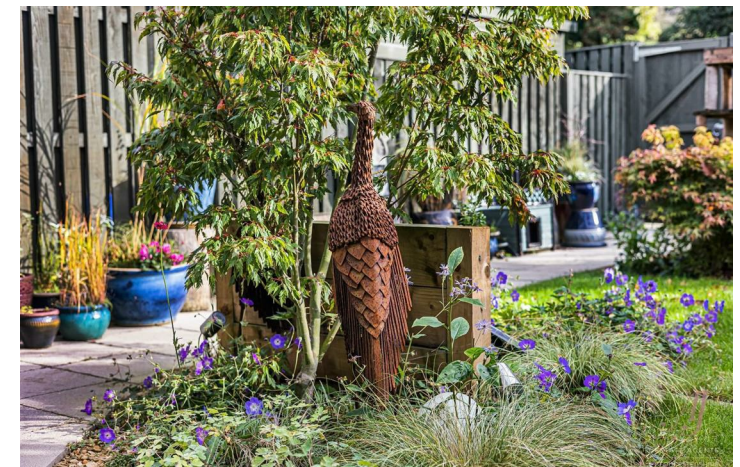
Outside

The rear garden is beautifully designed with a mix of paved and planted areas that create a peaceful and private setting. Directly outside the bi-fold doors is a terrace that extends the living space outdoors, ideal for relaxing or entertaining and ideal for indoor/outdoor living.

The garden is enclosed by fencing and bordered with mature planting, raised beds, and colourful shrubs that provide year-round interest. There are several seating spots, including a paved corner with space for chairs and potted plants, and a gravel area framed by vibrant flower borders.

The garden enjoys a green outlook with trees beyond the fence, giving a lovely sense of seclusion. Thoughtful landscaping and soft planting make it feel welcoming and easy to maintain.

Views from the property stretch across rolling countryside, reaching toward the Forest of Dean and the Malvern Hills in one direction, and across the Severn to the south. The elevated position provides an ever-changing outlook through the seasons, with woodland and meadows offering a constant backdrop of greenery.



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 sits on the edge of Stonehouse, offering direct access to beautiful countryside walks right from the driveway. Stonehouse is a small, well-connected town with level ground and a full range of local amenities. You'll find independent shops, a family butcher, hardware store, supermarket, takeaways, restaurants, and health services.

The area is ideal for anyone who enjoys the outdoors, with routes along the Cotswold Way, canal paths, cycle tracks, and through scenic woodland and quarries.

Stonehouse train station offers direct services to London Paddington and convenient access to the M5 at junctions 12 and



Directions

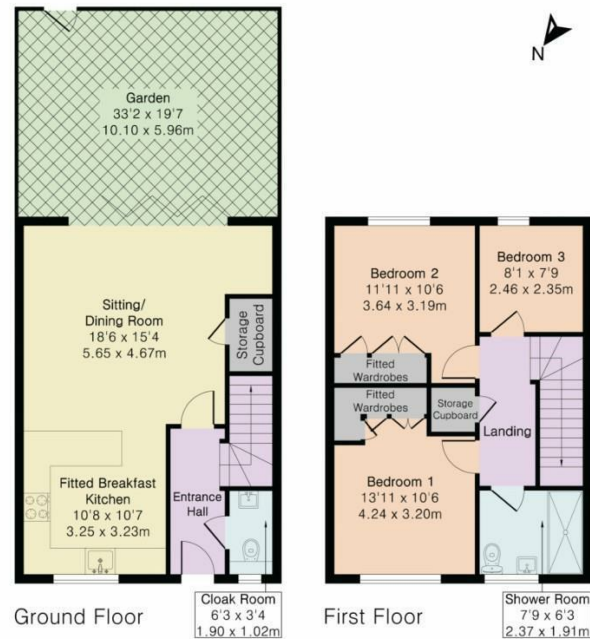
From Junction 12 of the M5 take the B4008 Gloucester Road towards Stonehouse, passing Gloucester Garden Center on your right. Continue straight across the roundabout on the B4008 to Stonehouse, proceed for about four miles until you reach the outskirts of Stonehouse. There is a mini roundabout, turn 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. Please note there is no for sale board at the property
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Approximate Gross Internal Area 964 sq ft - 90 sq m

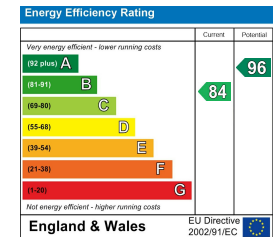
Ground Floor Area 482 sq ft - 45 sq m

First Floor Area 482 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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