



## Leonard Stanley, Stonehouse.

Gourmet Gardens, Marsh Road, Leonard Stanley, Stonehouse, GL10 3NH

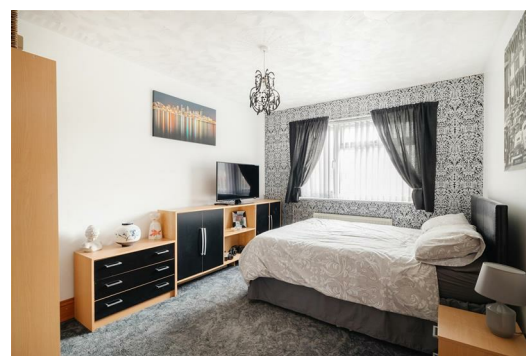
Asking price £595,000

### DESCRIPTION

Gourmet Gardens enjoys space throughout and offers flexibility for families with its large rooms and convenient layout. Sitting centrally in Leonard Stanley, a well known friendly and welcoming village with a great community spirit and excellent local amenities. The property combines large rooms which include a triple aspect 28 ft sitting room with feature fire, separate sitting room with wood burning stove and double doors leading to the rear garden, dining room with atrium allowing light to flood in, office, kitchen, utility and conservatory as well as spacious hallway, two WC's and a shower room. Upstairs there are four double bedrooms, the main has a generous sized wardrobe and en-suite bathroom and the family bathroom has a separate shower enclosure and corner bath. To the rear of the property is a secure garden with good sized workshop, separate shed, lawn, water feature, pergola and established flower borders. Gourmet Gardens also benefits from off-road parking to the side of the property for two vehicles with potential to add additional parking to the rear if required.

### LOCATION

Leonard Stanley is a friendly and welcoming village with community spirit at the heart of it. The village hall is run by volunteers and has daily activities including yoga and dog training and the local playing field offers football and cricket for a range of ages. There are tennis courts which are free to use for the locals and several events which are run throughout the year including treasure hunts and activities for the children and monthly farmers/craft market which is located at Saxon Barn, Priory Farm. Leonard Stanley hold coffee mornings and many fund raising events for all to enjoy. Locally there is a lovely artisan coffee shop called The Rest as well as other amenities nearby including hairdresser, shop and Post Office. Leonard Stanley is situated immediately west of Stroud which is the main town in this part of the Cotswolds and is surrounded by farmland and open countryside. Leonard Stanley also has popular primary school as well as recreational ground. Almost anything else can be obtained in Stroud which has a selection of larger supermarkets and an award winning Farmers' Market plus a wide range of independent retailers. Within about two hours of London by car or 90 minutes from Stroud's train station, the village is also ideally located for accessing the M5 at junction 13. The local countryside is crisscrossed by public footpaths and bridlepaths and the lanes are popular with cyclists. For golfers there are a number of challenging courses in the vicinity. Kings Stanley has its own sports club with active junior sections while there is a good choice of secondary schools locally including The High School and Marling in Stroud (both grammar schools) and Wycliffe College, just down the road at Stonehouse.





- LARGE, FLEXIBLE LIVING
- OFFROAD PARKING FOR TWO
- EN-SUITE BATHROOM
- GOOD COMMUNITY
- POPULAR PRIMARY SCHOOL
- DETACHED
- FOUR DOUBLE BEDROOMS
- ENCLOSED GARDEN
- LOCAL AMENITIES
- CONVENIENT COMMUTER LINKS



#### DIRECTIONS

The property is most easily found by leaving Stroud on the A419 towards the M5 motorway. Continue past Sainsbury's onto the Ebley bypass in the direction of the M5. After a short distance upon reaching the traffic lights at Ryeford, turn left signposted Leonard Stanley and Kings Stanley. Continue on this road until you reach a sharp left hand bend, where you turn right into Brockly Road. Turn right at the T-junction and then left into Marsh Road where Gourmet Gardens will be located on the right hand side after around 300 yards.

#### GENERAL INFORMATION

General Information: Tenure: Freehold.

Services: Believed to be mains water, electricity and drainage. Gas central heating. Postcode: GL10 3NH

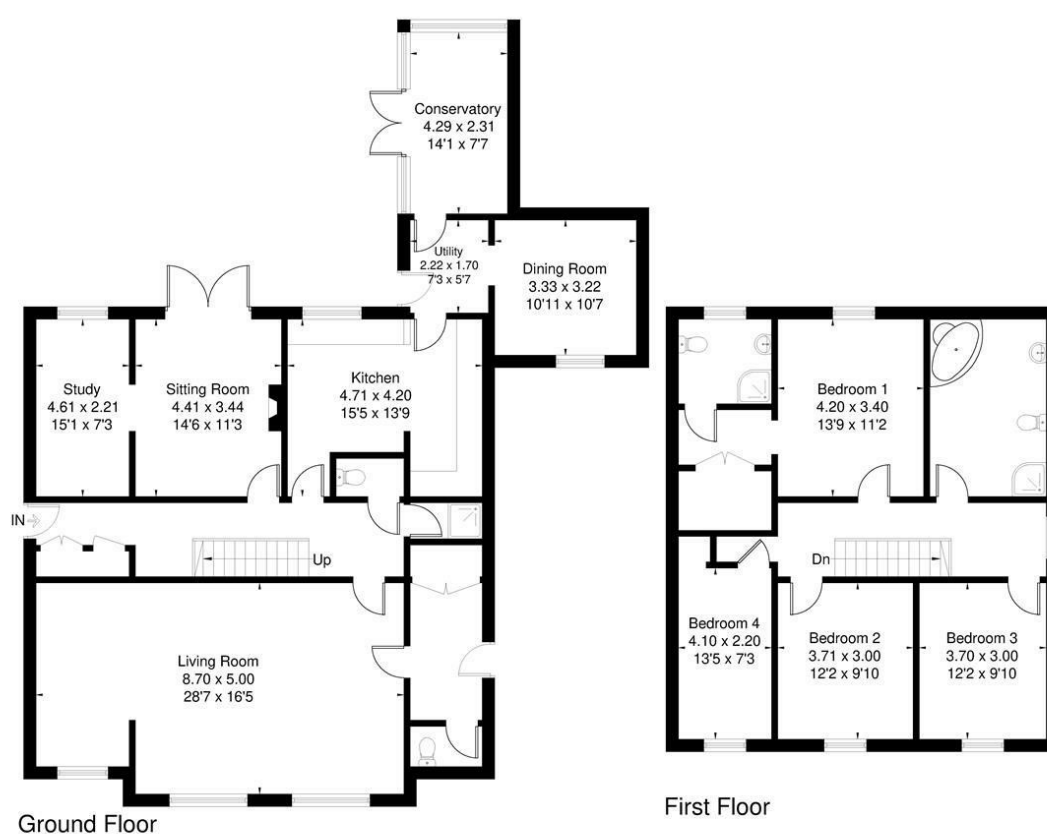
Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band B. EPC D. CHAIN FREE

To test your broadband speed, please use Uswitch Internet speed test which says a download speed of 48.2 and an upload speed of 14.4 with the exchange 1.04 miles away.

Approximate Floor Area = 227.6 sq m / 2450 sq ft



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