



**Standish Gate, Standish GL10 3FB**  
**£895,000**



## Standish Gate, Standish GL10 3FB

- Detached purpose built in barn
- Five/six bedrooms
- Overlooking local countryside with good access to local walks
- Finished to a high standard throughout
- Double garage with power and light
- Annual service charge of £558 paid to Horsemarling Management Company
- Approximately five years remaining on the warranty
- Freehold
- Council tax band F (£3,188.38)
- EPC rating B86

**£895,000**

### Ground Floor Accommodation

Upon entering the property, there is a spacious hallway with floor to ceiling windows letting in plenty of light. There is underfloor heating along with an oak staircase, doors to the downstairs bedroom/playroom, living room, kitchen/diner and downstairs WC. The downstairs bedroom/playroom, provides a great space for either a guest double bedroom or a playroom/office. The living room is accessed via double oak doors and provides plenty of seating space whilst keeping warm with the log burner insitu. Bi-folding doors across the rear of the room provide ease of access to the entertainment space to the rear of the property and garden beyond. Moving into the kitchen, which has Travertine flooring, this is an area which provides the 'hub of the house' feeling whilst providing a high specification finish. With a range of

high gloss wall and base units with integrated Neff appliances to include a double self-cleaning oven and a dishwasher. An island with large extractor provides a spectacular feature whilst incorporating an induction hob, breakfast bar, one and a half bowl sink and some useful storage. Bi-folding doors also feature across the back of the kitchen so that the back of the property can be opened up, providing a light and airy space. The utility area has a one and a half bowl sink and plumbing for a washing machine and tumble drier. The downstairs WC has a low level WC and pedestal wash handbasin.

### First Floor Accommodation

The floor to ceiling windows continue on the first floor and there is a spacious landing area. The master bedroom comes complete with several built-in wardrobes



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**



and an ensuite shower room with shower, low level WC, vanity wash handbasin and heated towel rail. Bedroom two also has the benefit of an ensuite shower room to the same specification. Bedrooms three and four are also double in size, whilst bedroom five is a generous single. The family bathroom really is a 'room with a view' with the views from the bath being over open countryside. There is a separate shower, low level WC and vanity wash handbasin.

### Outside

There is parking for several cars on the gravel driveway and a timber built-double garage with eaves storage. The rear of the garden is fully enclosed, private and mainly laid to lawn. There is a large patio, which provides an ideal entertainment space and can be accessed via the kitchen, utility and living room. The rear of the property opens up fully into the garden via bi-folding doors.

### Location

Standish Gate is a small and select development offering a range of 2, 3, 4 and 5 bedroom individual homes built to a high standard and specification to include Oak internal doors, tiled flooring to kitchen and bathroom. The property is located centrally in Stonehouse town,

within easy reach of local amenities including a Co-op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under three miles. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

### Material Information

Tenure: Freehold.

Service charge: £558 per annum paid to Horsemarling Management Company.

The property has 5 years remaining on the warranty.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,188.38 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

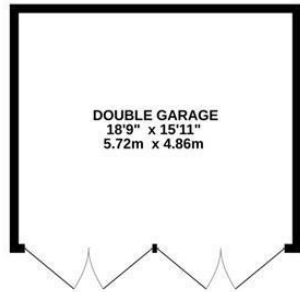
Heating: gas central heating.

Broadband speed: 10 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast).

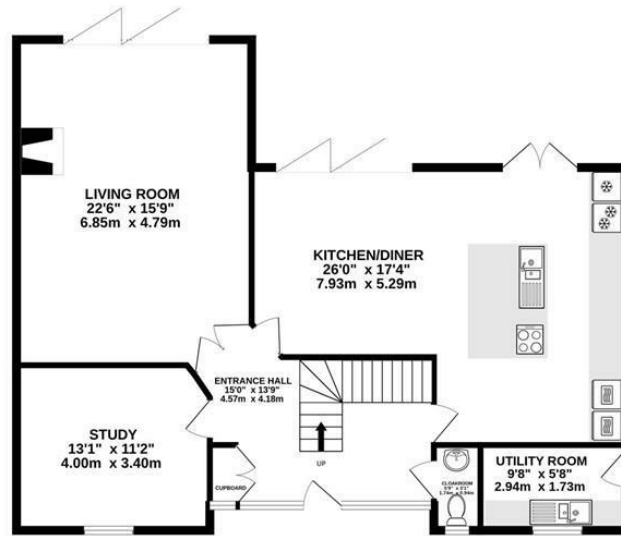
Mobile phone coverage: EE (Limited), O2 (Limited) and Vodafone (Limited).



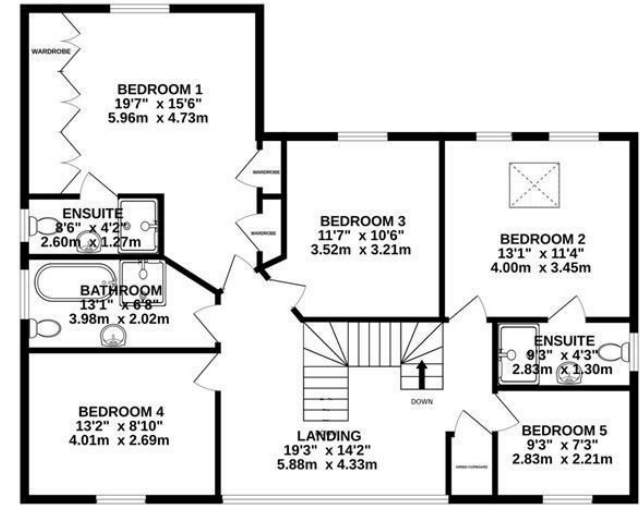




**GROUND FLOOR**  
1074 sq.ft. (99.7 sq.m.) approx.



**1ST FLOOR**  
1107 sq.ft. (102.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2480 sq.ft. (230.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Regent House, 1 Bath Road, Stonehouse, GL10 2JD | Tel: 01453 827640 | Email: stonehouse@naylorpowell.com | www.naylorpowell.com**

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

