

5
HOLBROW CLOSE



WHITAKER
SEAGER



5, HOLBROW CLOSE, LEONARD STANLEY, GL10 3GL

BUILT IN 2019, THIS EXTENDED AND DETACHED 5 BEDROOM FAMILY HOME ENJOYS AN OPEN SETTING OPPOSITE THE VILLAGE GREEN AND FAR REACHING VIEWS TOWARDS SELSEY COMMON.

The property

Positioned in a magnificent open setting opposite the 'village Green' and enjoying far reaching views of Selsley common and the woodland beyond, lies this extended family home.

Constructed by Barrett Homes in 2019, this property has been transformed by a superb addition of a garden room. This imaginative open plan living space is drenched with natural light and compliments the fitted kitchen with built-in appliances and utility. Entry into this versatile home is up a couple of steps to the centrally located front door with two attractive square bay windows with bespoke shutters on either side. The tiled hallway provides access into the sitting room, dining room, kitchen, and cloakroom. The principal receptions have wood effect flooring and delightful views across the green. The central focal point within the sitting room is a built-in contemporary electric fire within a bespoke media wall; French doors open out onto the rear patio.

Upstairs on the first floor, you will find the main bedroom suite and the guest's bedroom suite along with a further bedroom (currently utilised as a home office) and a family bathroom. On the top level two further bedrooms are found along with a good-sized landing and shower room.

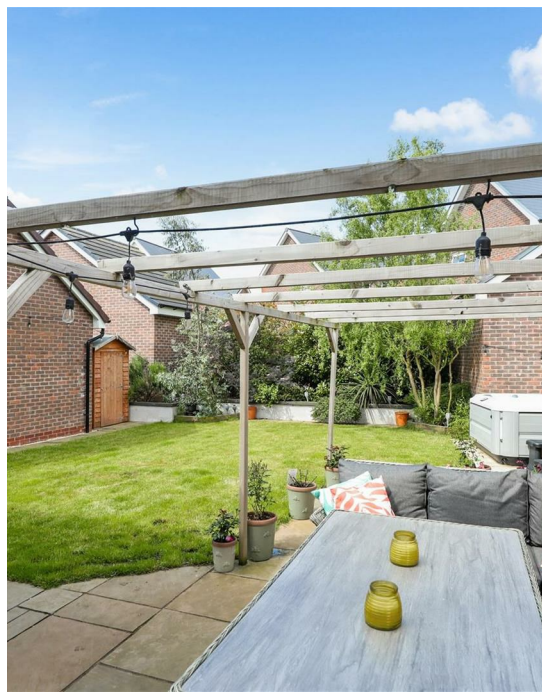
This delightful home is warmed by gas central heating and a 'wood effect' built-in electric fire.

OFCOM: Broadband - Ultrafast available. Mobile indoor coverage O2 likely and EE, Three, Vodafone unlikely.

The property has covenants and easements - please ask the agent for further information.

Directions: what three words:

scarred.constrain.desiring. Do not use Sat Nav.





Guide price
£625,000

- *Two Principal Reception Rooms*
- *Open Plan Kitchen into Garden Room*
- *Cloakroom*
- *Utily*
- *Two Bedrooms with Ensuities*
- *Three Futher Bedrooms*
- *Bath and Shower Rooms*
- *Enclosed Rear Garden*
- *Double Garage*
- *Four Parking Spaces*

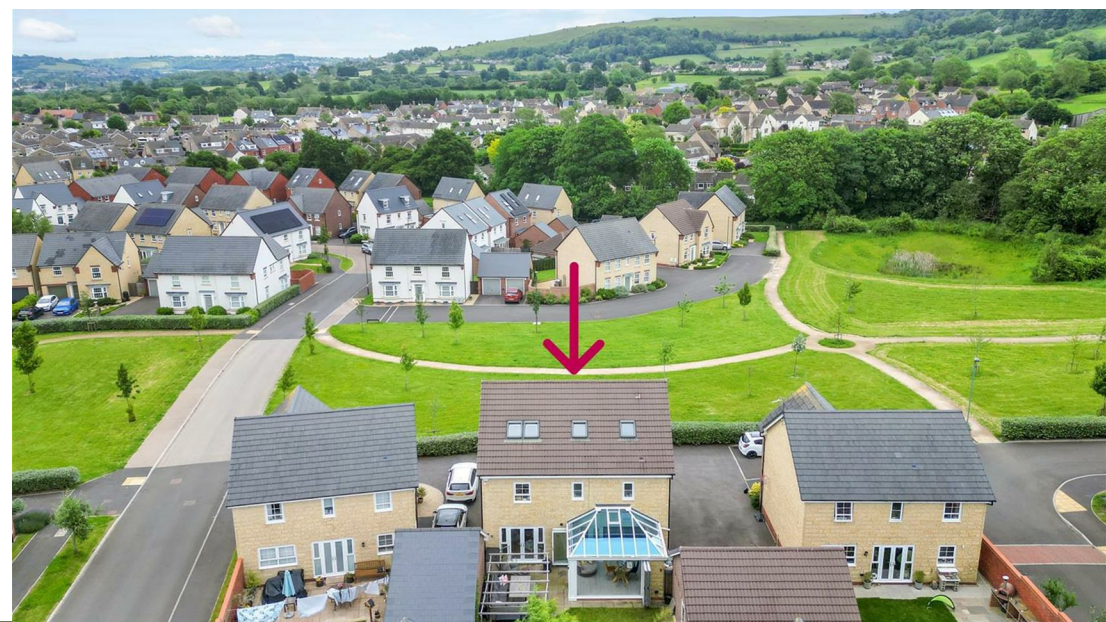
WITHIN EASY REACH...
Leonard Stanley 0.5 miles
Stonehouse 1.7 miles
Stroud 3.9 miles
Gloucester 16.6 miles
Cheltenham 19.6 miles
Bristol 32 miles

Outside

A delightful 'village Green' sits directly in front of the house, making the location very special. The rear westerly facing enclosed garden has a raised shrub border at the end along with a level lawn, a patio with a pergola covering half of the sun terrace and a secluded area to sit back and relax in the hot tub. A door provides access into the double garage. This two-door garage has power and light with four car parking spaces in front. Saxon Gate (Leonard Stanley) Management Company charge an annual fee for the upkeep and maintenance of all the communal areas, including the emptying of dog waste bins and liability insurance £278.40 was paid 1.4.24.

Situation

The villages of Leonard Stanley and Kings Stanley are situated between Stroud and Junction 13 of the M5 motorway, just under the spectacular Cotswold escarpment. Unlike many, the villages offer an excellent range of local services including a general store/post office, newsagent, beauty salon, pub and takeaway. An extensive network of footpaths are on the doorstep making it ideal for dog owners and families. Stonehouse Railway Station provides a direct line to London Paddington and Cam Station to Bristol Temple Meads. Nearby Stroud is the regional centre for the area with 3 major supermarkets and further educational facilities including Stroud High and Marling Grammar Schools. Leonard Stanley has a popular primary school and there is a good choice of secondary schools, both in the state and private sectors, within easy reach.



Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft
 Garage = 41.7 sq m / 449 sq ft
 Total = 216.1 sq m / 2326 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090054)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL10 3GL

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band F and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

