

2
WYMAN CLOSE



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2, WYMAN CLOSE, LEONARD STANLEY, STONEHOUSE, GL10 3GR

A STUNNING DETACHED 4 BEDROOM FAMILY HOME ENJOYING AN OPEN SETTING OPPOSITE THE VILLAGE GREEN WITH FAR REACHING VIEWS TOWARDS SELSLEY COMMON.

The property

Positioned in a wonderful setting opposite the village green lies this four bedroomed detached family home. Originally constructed by David Wilson homes in 2018 the property has been improved by the current owners with the inclusion of extra garden space. The property boasts stylish open plan living at its best and due to its position, is bathed in natural light. The present owners enhanced the already comprehensive property specification from new, with extras such as their choice of flooring, which is apparent as soon as you pass through the Georgian styled front door and enter into the tiled hallway. From here, stairs rise to the first floor and doors radiate off to the sitting room with its dual front aspect and feature fireplace, study with frontal views over the village green, downstairs cloakroom and through into the open plan kitchen/breakfast room. This room is ideal for contemporary family living and is a very social space. It boasts French doors giving access to the rear

garden, a breakfast bar with storage under and a range of built in appliances, such as the AEG gas hob with extraction unit above and AEG double oven. The comprehensive list is further enhanced by the built in Electrolux fridge and freezer. All of these are housed in a generous range of wall and base level storage units and cupboards. Additionally, from the kitchen, doorways lead you into the main dining room as well as the utility room which is plumbed for a washing machine and has side access. On the spacious first floor landing, doors lead off to the principal bedroom, with its range of built in wardrobes and dual aspect over the rear garden, a doorway also opens into the ensuite bathroom. On this floor there are three further bedrooms and a family bath/shower room. The property is warmed throughout by gas central heating. Ofcom broadband checker rates this property as Ultrafast with a possible speed of 9000mbps, and mobile phone reception through O2 is rated as likely





Guide price
£625,000

- *Entrance Hall*
- *Sitting Room*
- *Kitchen/Breakfast Room*
- *Dining Room*
- *Study*
- *Utility Room & Downstairs Cloakroom*
- *Principal Bedroom & En Suite*
- *Three Further Bedrooms*
- *Family Bathroom*
- *Double Garage and Spacious Gardens*

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

The picturesque village Green sits directly in front of the house, making the location very special. The rear garden is mainly laid to lawn and faces towards an Easterly direction. There is a generous paved patio area from where to enjoy a spot of al fresco dining, along with flower beds and borders, stocked with a range of trees and shrubs. To the side there is a further decked area which is West facing. Making this an ideal spot for enjoying the late sun whilst relaxing. The garden also has a gated side access which leads to the driveway providing parking. From here you can enter the double garage, which has both power and light with storage overhead. 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 of £278.40 per annum

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 = 158.9 sq m / 1710 sq ft
 Double Garage = 40.3 sq m / 434 sq ft
 Total = 199.2 sq m / 2144 sq ft
 (Including Void)

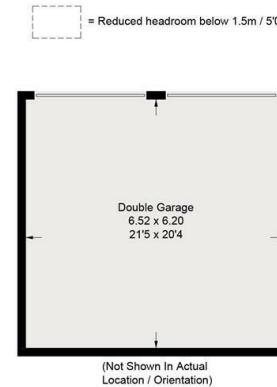
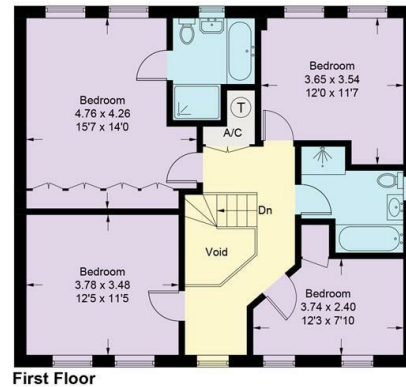
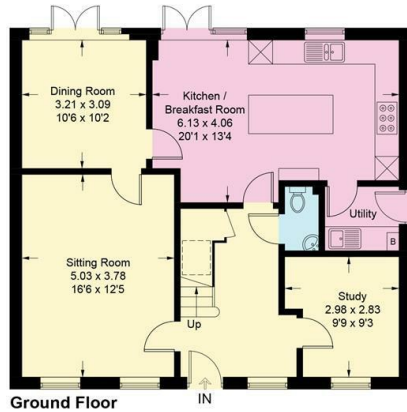


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112227)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	



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Useful Information

Tenure: Freehold

Postcode: GL10 3GR

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.

