

25 JOHN MARTINS GARDENS, STANDISH



# 25 JOHN MARTINS GARDENS, STANDISH, STROUD, GLOUCESTERSHIRE, GL10 3WB

A STRIKING 4 BEDROOM HOME, A FINE EXAMPLE OF BRUTALIST ARCHITECTURE,  
STYLISHLY CONVERTED FOR CONTEMPORARY LIVING.

## *The property*

Nestled within the highly sought-after Greenwalk development—a prestigious community thoughtfully created on the historic grounds of the former Standish Hospital—this striking four-bedroom home offers a rare blend of architectural heritage and contemporary living.

Originally built during the Brutalist period, forming part of the hydrotherapy building, the property was stylishly converted in 2022 by PJ Livesey, who preserved its bold geometric form and distinctive features while transforming it into a comfortable and modern family home. Elevated to enjoy far-reaching green views across the communal grounds, the house is immersed in nature yet firmly part of a vibrant new community.

The accommodation, which is predominantly arranged over one level and ideal for those seeking bungalow-style living with a unique edge, is flooded with natural light thanks to extensive glazing throughout—especially in the expansive open-plan living and dining area. This versatile space allows for flexible furniture arrangements and is open to

a sleek, well-equipped kitchen fitted with wall and base cabinets, twin ovens, an integrated fridge/freezer, a built-in coffee machine, and a wine cooler. Engineered oak flooring adds warmth and continuity through the hallway and living spaces. The property is entered via a large canopied front patio, providing shelter and a shaded outdoor seating area, this leads into a spacious reception hall with a well-proportioned cloakroom, with built in coat storage. A spiral staircase to the lower ground floor. This lower level features a generous and flexible room with a large storage cupboard and secondary driveway access, ideal as a games room, home office, or hobby space.

At the rear of the main floor are four well-proportioned bedrooms; the principal suite stands out with garden access and a sleek en-suite shower room, while bedrooms two and three also benefit from its own en-suite. The remaining bedroom is served by a modern family bathroom and additional shower room, making this architecturally distinctive home a truly exceptional place for contemporary family living.

## ACCOMMODATION

*Reception Hall • Open-Plan Sitting Room/Dining Room/Kitchen  
Main Bedroom with Ensuite Shower Room Opening to the Garden  
3 Further Bedrooms • 2 Further Ensuite Shower Rooms  
Family Bathroom • Family Shower Room • Games Room/Home Office*

### ***Additional information:***

The property is served by gas central heating. It is subject to a monthly service charge, this is currently set at £63.45. The property and development are subject to restrictive covenants. A list of these can be provided, however, it must be noted that no commercial vehicles, caravans or boats are permitted on the development.

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**Ofcom:** Ultrafast broadband available. Indoor mobile signal limited.

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**Please note:** The property is no longer furnished.



## Situation

Nestled in the village of Standish, Green Walk offers a pretty residential setting with the charm of rural living, yet all the convenience of modern amenities close at hand.

This sought-after location is ideally positioned just on the edge of Stonehouse, providing a retreat while remaining well connected to essential services and transport links. Families will appreciate the excellent selection of local schools. Nearby options include Wycliffe College, an independent day and boarding school known for its strong academic reputation, as well as several well-regarded state schools such as Maidenhill School and Park Junior School. For younger children, there are a number of nursery and primary schools within easy reach. Daily needs are easily met with a variety of local shops, supermarkets, and cafés located in Stonehouse town centre, just a short drive away. For larger shopping trips, Stroud and Gloucester are both easily accessible and offer a wider range of high-street and independent retailers.

The house also benefits from excellent transport connections. Stonehouse Railway Station, with direct services to Gloucester, Cheltenham, Swindon and London Paddington, is just a short distance away – ideal for commuters. The nearby M5 motorway provides easy access to Bristol, Birmingham and beyond, making this location ideal for those who travel regularly by road.

Surrounded by scenic countryside and with the Cotswolds Area of Outstanding Natural Beauty close by, the property is in a perfect location for those who value both convenience and the great outdoors.



### **WITHIN EASY REACH...**

*Stonehouse town centre – 1.5 miles*

*Stonehouse Railway Station – 1.8 miles*

*Stroud – 5.1 miles*

*Gloucester – 11 miles*

*Cheltenham – 17 miles*

*Bristol – 30 miles*

*Bath – 33 miles*

*All distances are approximate*





## Outside

The property benefits from two driveways—one positioned at the front, providing access to the lower ground floor, and the other located to the side, leading directly to a sheltered patio area ideal for shaded outdoor dining during the warmer months.

The front garden is attractively planted with mature shrubs and flowers, offering a vibrant and colourful outlook. The main garden extends around the side and rear of the property, where two decked seating terraces provide inviting outdoor spaces—one adjoining the principal bedroom suite and the other elevated, reached by gravelled steps, with views across the communal grounds.

The rear garden features a mature tree and light planting, offering a blank canvas for further landscaping or personalisation, while the side garden has been thoughtfully designed with a lawned area and a fenced section planted with fruit trees and climbing roses, adding charm to this generous outdoor setting.



## Useful Information

**Tenure:** Freehold.

**Postcode:** GL10 3WB.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are 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 F and EPC rating C.

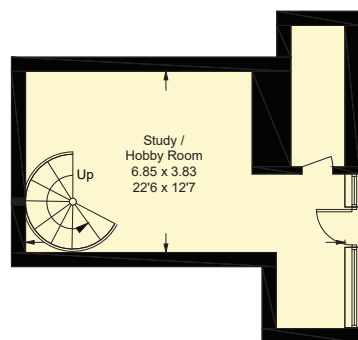
### OUTSIDE

*Gardens*

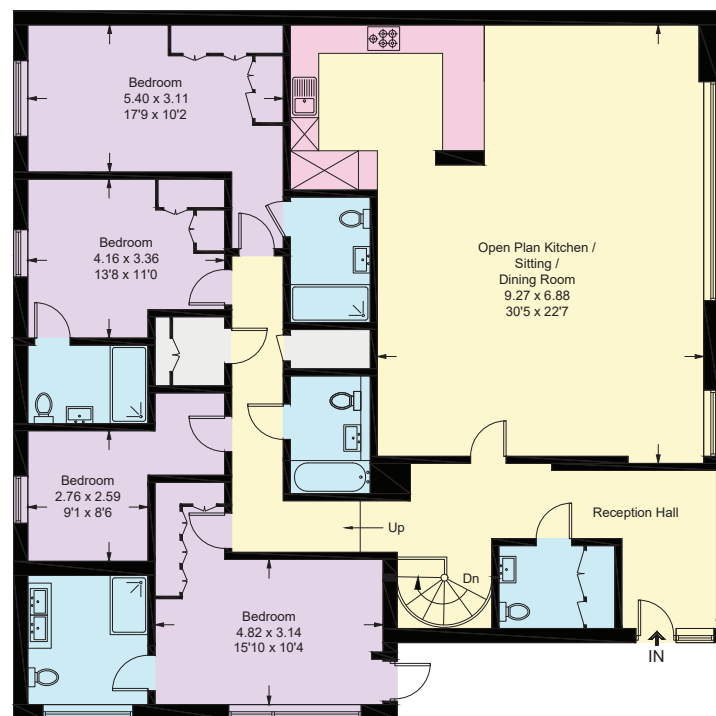
*Parking for Multiple Vehicles*

*Set in plot measuring just  
over 1/3 of an acre*

Approximate Gross Internal Area = 224.5 sq m / 2416 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211998)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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WHITAKER  
SEAGER  
ESTATE AGENCY

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.