

# STANDISH MORETON FARM STANDISH









**STANDISH MORETON FARM, STANDISH LANE, GLOUCESTERSHIRE, GL2 7LZ**



**GUIDE PRICE £1,100,000**

**A SUBSTANTIAL FORMER FARMHOUSE, STEEPED IN HISTORIC CHARM, OVERLOOKING OPEN COUNTRYSIDE, WITH 5 BEDROOMS AND 2 FURTHER PART-COMPLETED ATTIC BEDROOMS, 2 ACRES OF GROUNDS AND EXTENSIVE OUTBUILDINGS**

**Reception Hall, Kitchen/Breakfast Room, Garden Room, Dining Room, Drawing Room, Sitting Room, Home Office, Conservatory, 5 First Floor Bedrooms, 2 Part-completed Attic Bedrooms & Potential Bathroom, Extensive Outbuildings, Large Courtyard with Ample Parking, 2 Acres of Grounds**









Standish Moreton Farm offers a substantial family home totalling nearly 7000sq ft of space. Steeped in historic interest, the 200 year old red brick farmhouse offers practical living, whilst still retaining exceptional period charm. The reception rooms are beautifully proportioned and provide ample living and entertaining spaces, alongside a host of original features. Comprising a handsome drawing room, cosy sitting room and spacious dining room, all three rooms benefit from exposed red brick walling, aged latch doors, wonderful fireplaces and stunning aged beams. The dining room with boarded elm floor, opens via double doors to the garden, ideal for alfresco entertaining. Wood burning stoves feature in the key reception rooms, providing a warming focal point and ideal for cosy evenings at home in the colder months. A garden room overlooks the rear lawn, opening to an oak framed covered seating area, ideal for summer entertaining in the unpredictable weather. The kitchen is clearly the heart of the home with a large wood burner, vaulted timber roof, old bread oven and exposed brick work. Fitted units provide ample storage and a centre island creates useful preparation space. A large conservatory overlooks a rear patio and the garden, providing the perfect spot for a morning coffee or an afternoon spent relaxing with a book. A spacious home office, cloakroom and a utility for keeping laundry out of sight, complete the ground floor.

The first floor is accessed via 3 separate staircases and comprises 5 spacious bedrooms, one of which is currently used as a store room, plus a large family bathroom. Two further attic rooms are located on the top floor, plus a fitted bathroom and an allocated space for a further bathroom. The attic rooms are partially renovated (plastered and part-painted) and benefit from magnificent exposed beams.

The grounds are a real feature of the property with several outbuildings, one of which contains the bio mass boiler, surrounding a large courtyard, . The garden is largely set to the rear of the house and extends to circa 2 acres of level lawn and mature trees. Lawns also run along the front of the house and a spacious patio is set to the rear of the property, leading off the conservatory. Accessed via electric gates, the courtyard provides plentiful parking for numerous vehicles.





#### **LOCATION**

The village of Standish is a dispersed rural community situated 6 miles south of the City of Gloucester and 2 miles north of Stonehouse. At its heart is a fine mediaeval church and village hall, which sit alongside a former Almonry known as Standish Court, now converted into private housing. Surrounded by glorious open countryside, the location offers rural tranquility, whilst still within easy reach of nearby business centres, the M5 motorway for commuting and a host of local amenities. Nearby Stonehouse has a good selection of independent retailers as well as a Co-op supermarket, post office, cafes and restaurants. Stroud, Gloucester and Quedgeley are all within easy reach, offering excellent shopping and entertainment facilities.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Wycliffe and Hopelands Preparatory Schools are both within a 10 minute drive and there are sought after grammar schools in Gloucester, Stroud and Cheltenham.

Ideally located for ease of access to the motorway, the M5 is a five minute drive away and mainline trains run into London Paddington from nearby Stonehouse station. Motorway M5 J12 Stonehouse - 3 miles, Gloucester Railway Station - 9 miles, Stonehouse Railway Station - 2 miles, Cheltenham (central) - 16 miles, Bristol Airport BS48 3DY - approx. 40 miles. Distances are approximate.

#### **DIRECTIONS**

From Stroud travel west in the direction of Stonehouse and continue through Stonehouse towards Standish on the B4008. Turn left into Standish Lane, just after the church. Follow the lane for circa one mile and the gated entrance to Standish Moreton Farm will be found on your right hand side.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 41 / Potential 58</b>
<b>SERVICES</b>	<b>Mains electricity, bio mass heating system, solar panels, septic tank drainage, Council Tax band F, Stroud District Council. OFCOM Checker: Broadband, Standard 2 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE, O2, Three, Vodafone</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property</b>

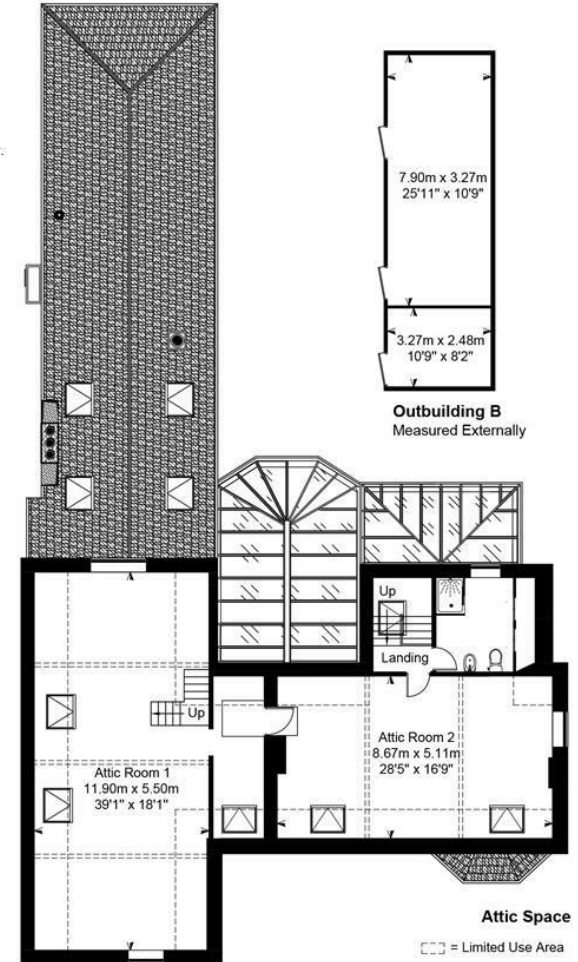
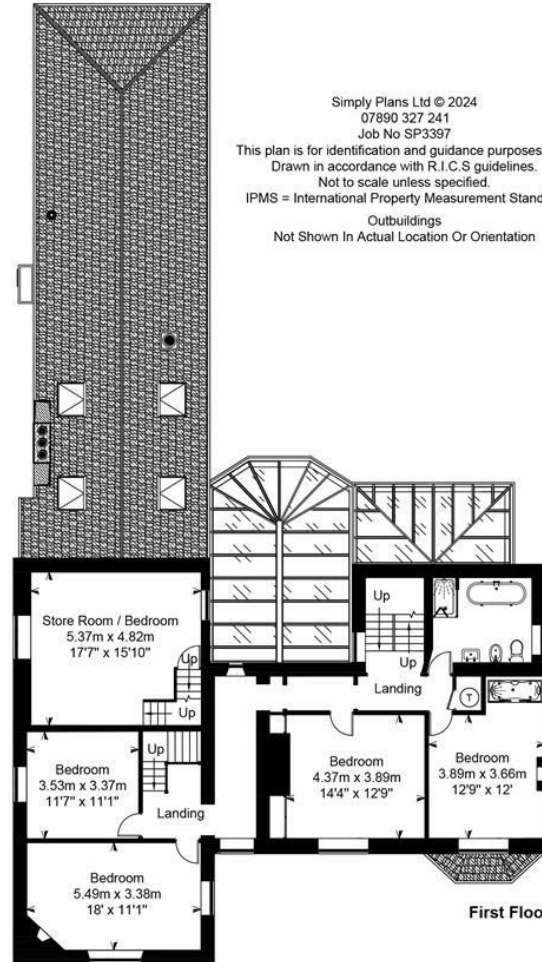
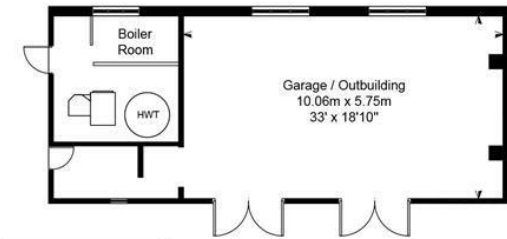


**Standish Moreton Farm, Standish Lane, Moreton Valence, Gloucestershire**

House Approximate IPMS2 Floor Area	
House	383 sq metres / 4122 sq feet
Attic Rooms	136 sq metres / 1464 sq feet
Outbuilding A	81 sq metres / 872 sq feet
Outbuilding B	34 sq metres / 366 sq feet
<b>Total</b>	<b>634 sq metres / 6824 sq feet</b>
(Includes Limited Use Area	33 sq metres / 355 sq feet)



**Outbuilding A**



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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard  
Outbuildings  
Not Shown In Actual Location Or Orientation

**SUBJECT TO CONTRACT**

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