

COURT COTTAGE

5 STANDISH COURT, STANDISH
GLOUCESTERSHIRE



Court Cottage, 5 Standish Court, Stonehouse, Gloucestershire, GL10 3DW

NESTLED IN THE HISTORIC AREA OF STANDISH COURT, THIS 3 BEDROOM GRADE II LISTED HOME OFFERS THE MOST BEAUTIFUL LANDSCAPED SOUTH AND EAST FACING GARDENS, PARKING AND A GARAGE WITH STUDIO OVER.

Kitchen/Breakfast Room, Sitting Room, Dining Hall, Study, Utility Room, Cloakroom, 3 Bedrooms, (Master with en-suite), Bathroom with Separate Shower, Gardens, Parking and Garage with studio over.

GUIDE PRICE £750,000

DESCRIPTION

Nestled in the historic village of Standish, this delightful home is situated within the grounds of historic 14th century Standish Court. With three bedrooms and three reception rooms, this attached Grade II listed house exudes charm and character blending traditional architecture with modern living. The location is ideal for those seeking a peaceful retreat away from the hustle and bustle of a busy town, yet still within easy reach of local amenities and transport links. As illustrated on the floor plan the accommodation comprises; dining hall with feature fireplace leading to a study, utility and cloakroom, sitting room with wood burning stove, kitchen/dining room fitted with a range of units and furnished with fabulous arched doors all offering access to the gardens. Three good sized bedrooms, with lovely views, are located on the first floor together with the en-suite and family bathroom. Beautifully maintained gardens wrap around the cottage, separated into sociable seating areas with level lawns, together with further areas of established shrubs and trees. The Arlebrook flows through the gardens with a picturesque foot bridge linking the house with part of the garden. A garage offers additional parking or storage with a lovely studio/hobbies room over. Further parking is available alongside the Cotswold wall to the front of the garage.

LOCATION

The village of Standish is a dispersed rural community. At its heart is a fine medieval church and village hall. 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. The small nearby town of Stonehouse has a good selection of independent retailers as well as a supermarket, post office, cafes, restaurants. The mainline railway station feeding into London Paddington within 90 minutes commuting. Stroud and Gloucester 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.

Motorway M5 J12 - 3 miles, Railway Station - 2 miles, Cheltenham (central) - 16 miles, Bristol Airport BS48 3DY - approx. 40 miles (mileages are approximate)

DIRECTIONS

From Stroud travel west in the direction of Stonehouse and continue through the town towards Standish on the B4008 for approximately 3 miles. Turn left into Standish Lane towards St Nicholas Church then immediately left through the arch into Standish Court. Continue to the far end of the driveway and park against the Cotswold Stone wall. The entrance to Court Cottage (number 5) is located in the far corner denoted by our For Sale sign.

AGENTS NOTE

Further charges apply for this property including £40,00 per month maintenance fees, approximately £37.00 annually for the arch indemnity insurance. The residents are currently upgrading the shared sewerage system at a cost of around £10,000 per household. A historical right of way has limited rights to cross the far end of the garden for 2 of the neighboring properties.

Stroud District Council Band F: £2223.30 (2024/2025), Broadband: Standard 2Mbps, Ultrafast 1000 Mbps, Mobile Network Coverage: EE, Three, Vodafone, 02

TENURE

Freehold

EPC

EER: Exempt as Grade II Listed

SERVICES

Electricity, gas and water are connected. Gas Central Heating. Private drainage.

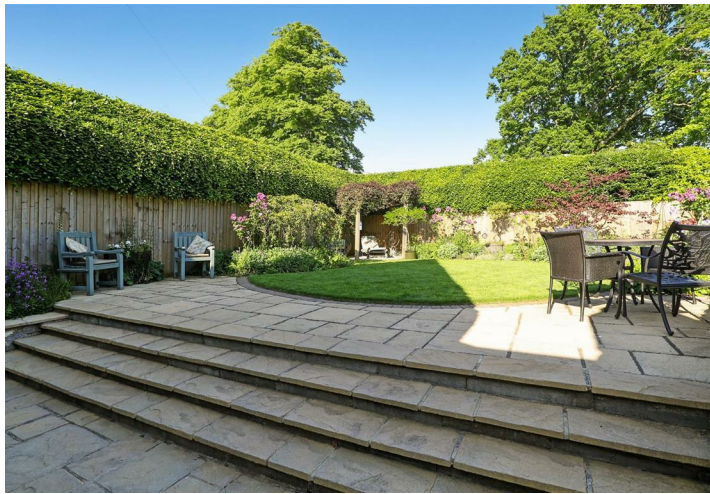
VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



Court Cottage, 5 Standish Court, Gloucestershire

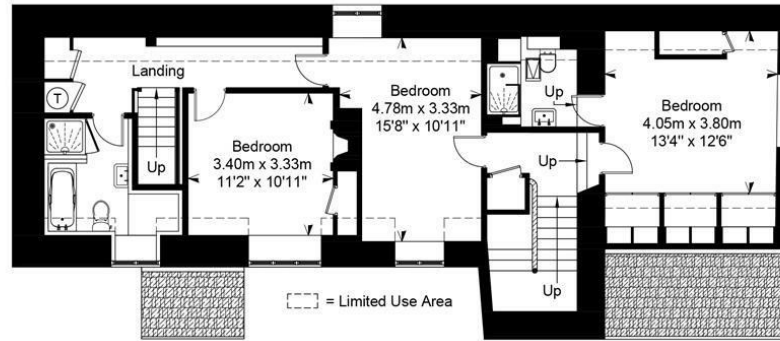
Approximate IPMS2 Floor Area
 House 180 sq metres / 1938 sq feet
 Garage / Home Office 37 sq metres / 398 sq feet

Total 217 sq metres / 2336 sq feet
 (Includes House Limited Use Area 11 sq metres / 118 sq feet)
 (Includes Garage Limited Use Area 8 sq metres / 86 sq feet)

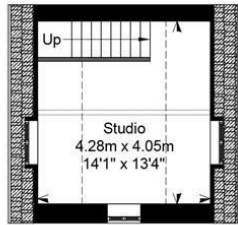
Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3424

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

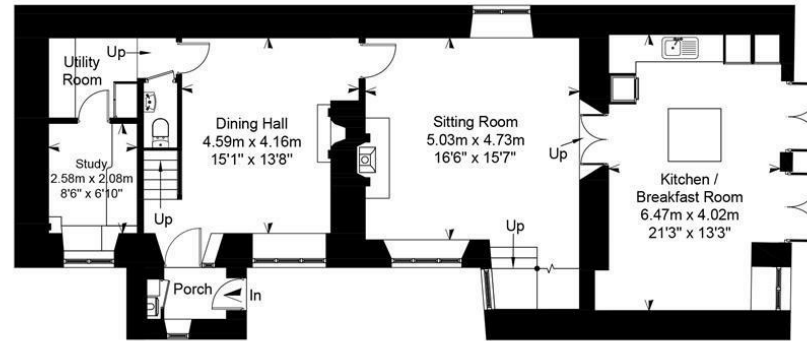
Outbuildings
 Not Shown In Actual Location Or Orientation



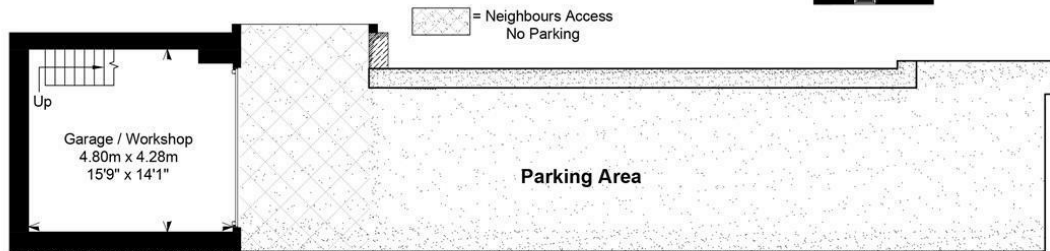
First Floor



First Floor



Ground Floor



Ground Floor



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