

DISCREETLY  
MARKETED



# DISCREETLY MARKETED LEONARD STANLEY, STONEHOUSE, GL10 3NP

Offers over £425,000

## Description

This property is being DISCREETLY MARKETED. We are looking for clients that are early stages of their search and have not yet put their property on the market, or you are proceedable but happy to wait for our vendors to find the right property.

A well presented three bedroom semi detached home located in the popular village of Leonard Stanley, offering bright and flexible accommodation arranged over three floors and enjoying lovely open views across countryside to the rear.

On approach the property benefits from a driveway providing parking for three or four vehicles along with a single garage. The front garden is laid to lawn with mature planting and a path leads to the front door with a storm porch over. A double wooden gate to the side provides secure access through to the rear garden.

Inside, the entrance hall provides a welcoming introduction to the home with natural light from a side window. From here doors lead to the sitting room and fitted dining kitchen, while stairs rise to the first floor. A useful cloakroom with WC and vanity unit is positioned off the hall. Engineered wooden flooring runs throughout the ground floor.

The sitting room sits to the front of the property and offers a comfortable reception space centred around a stone fireplace with open fire inset.

To the rear is the fitted dining kitchen which forms the heart of the home. The kitchen is fitted with cream cabinets with wooden work surfaces and includes a built in double oven and gas hob along with space for further appliances. The kitchen opens into a generous dining area with French doors leading directly out to the garden, creating a natural connection between the inside and outside spaces.

On the first floor are three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles while the third works well as a single bedroom, nursery or home office. The bathroom is fitted with a bath with shower above, wash hand basin and WC.

A further staircase leads to the second floor where the attic room provides a large and versatile additional space with a Velux window and elevated views across the surrounding countryside. Please note this room does not meet current building regulations and cannot be classed as a formal bedroom, although it offers useful additional space. There is also a cupboard area where plumbing remains in place from a former en suite shower room.

The rear garden is a real feature of the property, arranged with lawn, well stocked borders and a central path leading through the space. Towards the lower section a small stream runs through the garden creating a peaceful setting with a seating area beside it.

Within the garden there is a timber home office positioned to enjoy views across the garden and fields beyond. Close by there is also a useful storage area, while a garden shed is positioned nearer to the garage.

Beyond the garden the property enjoys a lovely open outlook across neighbouring fields and countryside, giving the setting a strong sense of space and a rural feel.

### AGENTS NOTE

To the bottom of the garden is an area after the brook that is leased from the farmer of the rear field. This agreement will not continue and if a future owner wished to continue this arrangement it would need to be discussed directly with the farmer.

- A three bedroom semi detached family home in the popular village of Leonard Stanley
- Fitted dining kitchen with wooden worktops, views to garden and across fields
- Two double & one single bedrooms all with views
- Attic room with plumbing for en-suite, a flexible space with velux window
- A good sized garden with lawn and wealth of planting, garden shed, stream & terraces

- Entrance hall, sitting room with stone chimney and open fire
- The kitchen opens to a good sized dining area with French doors opening to the garden
- Family bathroom and downstairs cloakroom
- A fantastic home office/hobby room in the garden, perfect for home working
- Driveway with parking for four cars, single garage, ease of access to Stonehouse & Stroud





## Location & Amenities

Located in the well-regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club, and a church, which are a short distance away. Amenities at nearby Kings Stanley include a hairdresser's and a supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include a post office, local schools, supermarkets, and butchers. The main line railway station provides a direct route to London (Paddington), and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award-winning weekly farmers market.



## Useful Information

**Tenure:** Freehold.

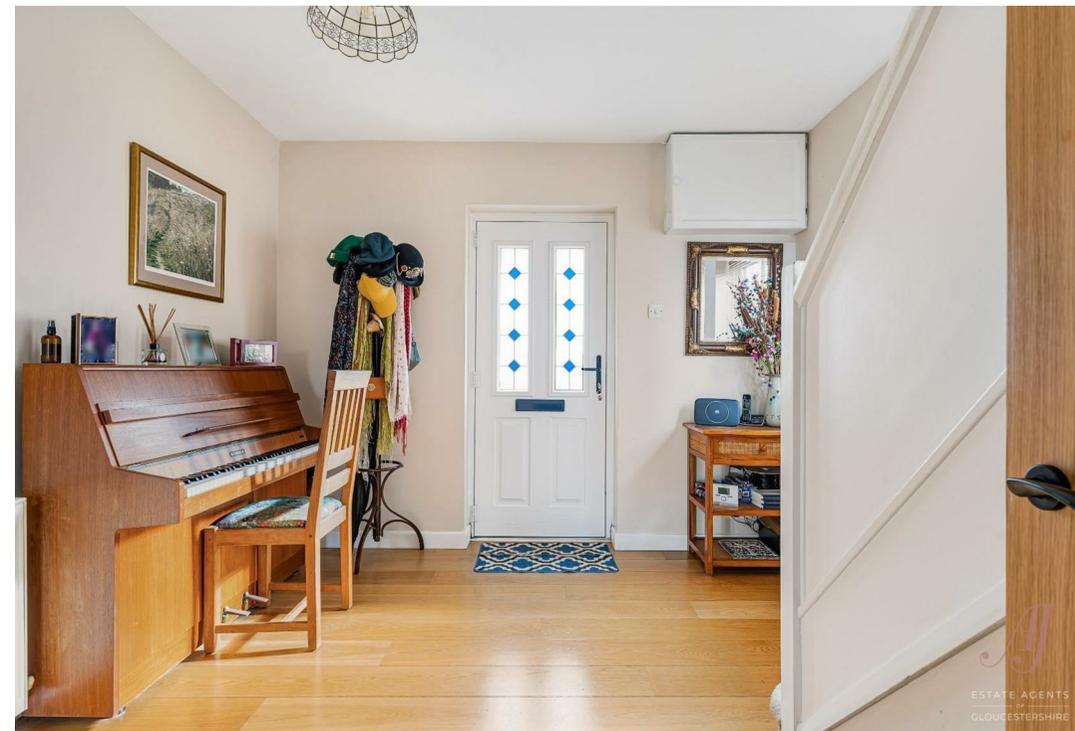
**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band C and EPC rating D

## Directions

Available on request



**Approximate Gross Internal Area 1488 sq ft - 137 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 575 sq ft – 53 sq m

Second Floor Area 338 sq ft – 31 sq m

Garage Area 170 sq ft – 16 sq m

Outbuilding Area 140 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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