

Stonehouse Cottage , The Leigh GL19 4AG

Guide Price £650,000

naylor powell

Stonehouse Cottage , The Leigh GL19 4AG

• Period property with character and charm • Requiring updating throughout • Plot approaching 1/3 of an acre • Versatile living accommodation • Desirable village location • Garage and parking • Tewkesbury Borough Council - Tax band F - £3,151.36 (2025/26) • EPC E46

naylor powell

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Guide Price £650,000

Conservatory
Accessed via double doors, the conservatory also acts as a reception/entrance hall with tiled flooring, exposed timbers and brick work. There are doors leading off to inner hall and the studio.

Studio
Historically the studio was the village laundry and now offers a flexible work space for a variety of pursuits.

Inner Hall
A pleasant space with double doors to garden and also into the living room.

Living Room
Generous room with bay style alcove and window, quarry tiled flooring and feature fire place with inset gas fired stove.

Dining Room
Quarry tiled flooring continues through and the room boasts a further fireplace, access to the stairs with storage under and access through to further accommodation.

Snug
A cosy reception room offering versatility as could be used as sitting room, play room, study or music room.

Hall
The hall with airing cupboard housing the hot water tank, plus shelving.

Shower Room
Shower enclosure with electric shower, WC and wash basin.

Rear Porch
Handy storage space in need of some improvement however, a useful space that gives access out to gardens.

Kitchen
A bespoke kitchen with oak worktops,





double ceramic sink and space for appliances including range style cooker built in dishwasher. The quarry tiled flooring ensures a practical setup.

Bedrooms
There are four bedrooms on the first floor with three doubles and a single.

Bathroom
The family bathroom has a suite comprising bath, bidet, WC and wash basin.

Outside
The property enjoys a generous garden with mature trees, expanses of lawn, potential for vegetable growing areas, a garden pond and has two greenhouses. The gardens encompasses three sides of the house. The home also benefits from a detached garage (in need of repair) and ample parking.

Location
The Leigh is a charming village situated about five miles northwest of Cheltenham and approximately five miles from both Gloucester and Tewkesbury providing fantastic commuter links, with easy access to the national motorway network and train stations at Gloucester and Cheltenham.

M5 Junction 11 N&S 8 miles, Worcester 21 miles, Bristol 46 miles, Oxford 53 miles, Gloucester Railway Station 6 miles - London Paddington 120 minutes. All distances are approximate

The nearby villages of Coombe Hill and Norton have amenities such as public houses, a primary school, petrol station and shop as well as a superb farm shop.

Material information
Tewkesbury Borough Council - Tax Band F £3,304.50 (2026/27).
Mains water and electric are connected to the property along, with private septic tank, Oil fired central heating. LPG for stove and cooker.
Broadband speed: Standard 22 Mpbs, Ultrafast 1000 Mbps. Gigaclear superfast broadband is available.
Mobile phone coverage: EE (Likely) 02 (Likely) Vodafone (Likely) and Three (Likely)
Freehold.







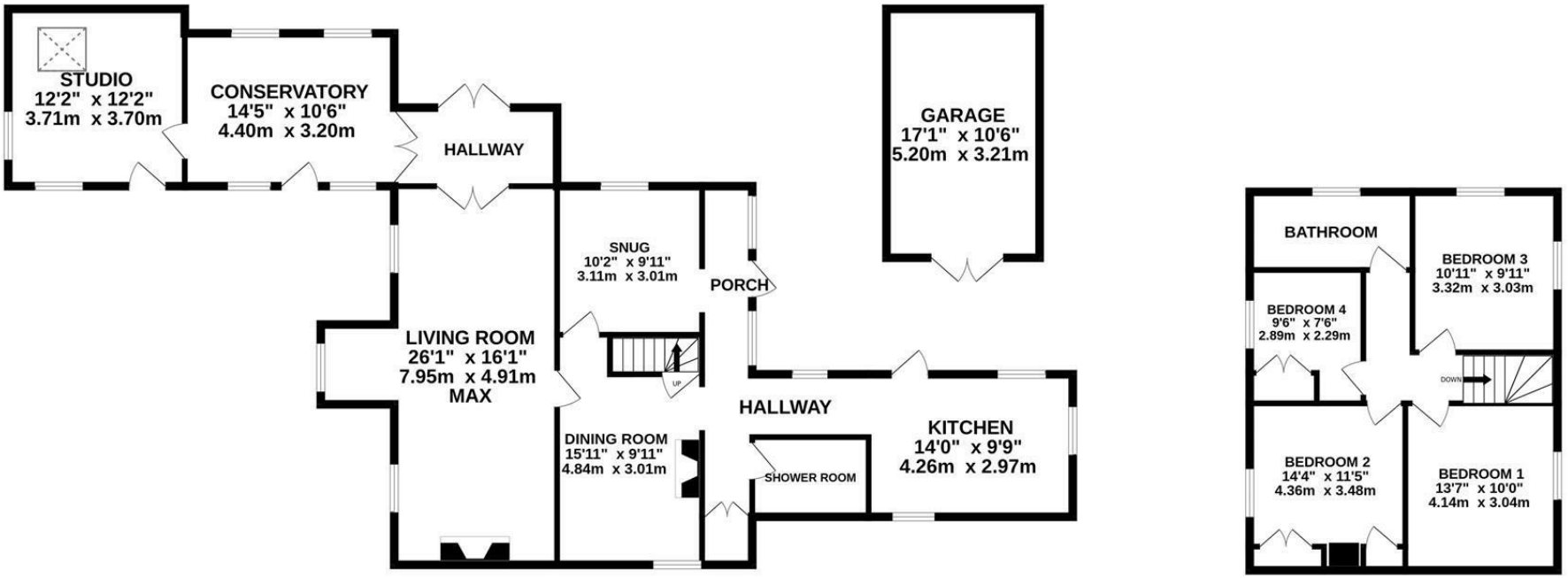






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

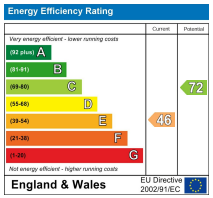
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

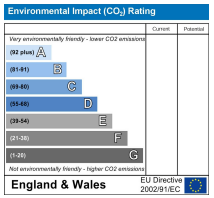
naea | propertymark PROTECTED

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





naylor powell

