Horsemarling Cottage · Horsemarling Lane · Standish

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Horsemarling Cottage
horsemarling lane
Standish
Stonehouse
GL10 3BU

Located in an area of outstanding natural beauty, this impressive Eco-friendly home sits within striking distance of Stonehouse town centre and fabulous countryside walks and hacks

BEDROOMS: 5
BATHROOMS: 4
RECEPTION ROOMS: 1

GUIDE PRICE £750,000

FEATURES

- Newly Constructed Family House
- Smart Energy System with 40kw Battery Storage
- 4 Bedrooms
- 3 Bathrooms
- Kitchen/Dining room
- Rainwater Harvesting System
- Annexe, plentiful parking
- Near the Cotswold Way
- Close to Stonehouse Town Centre
- EPC B 85/107

DESCRIPTION

Constructed in 2020, the property has been built to a high specification with additions such as an air source heat pump, high level insulation, underfloor heating on the ground floor and a smart energy system with 40kw battery storage significantly reducing annual electric bills.

The stylish and light filled accommodation can only be appreciated upon internal inspection with the kitchen/dining room undoubtedly forming the heart of the home with doors leading directly on to the patio and garden. The large dual aspect sitting room also opens to the gardens with a wood burning stove creating a focal point. Additional areas on the ground floor include an entrance hall and separate cloakroom.

On the first floor there are three double bedrooms (2 with en-suite and one with a dressing room) together with a smaller room and family shower room.

A detached double garage has been divided to offer storage and a self-contained annexe ideal for extended family or an additional income. Furthermore, there is scope for the creation of additional accommodation by utilising the storage area. Parking for several vehicles is located to the front of the garage.

Level gardens wrap around the house with vegetable beds, entertaining areas, storage/workshop and a rainwater harvesting system.

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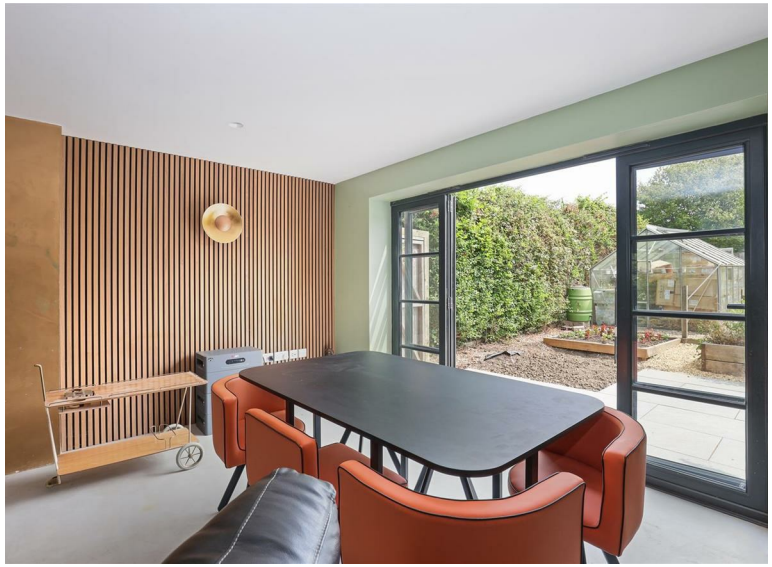

DIRECTIONS

From Stroud travel west in the direction of Stonehouse and continue through Stonehouse towards Standish. At the last roundabout in Stonehouse, take the third exit heading right onto Horsemarling Lane, travel along this lane for a short distance where the property can be found on the right hand side.

LOCATION

The location of Horsemarling Cottage is one of its key attributes. The property is set in the perfect location for Stonehouse town centre, countryside walks, public transport, footpaths and other amenities.

With the best of both worlds, the property offers access to 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 - 1/2 mile, Cheltenham (central) - 16 miles, Bristol Airport BS48 3DY - approx. 40 miles. Distances are approximate.

Horsemarling Cottage, Horsemarling Lane, Standish, Gloucestershire

Approximate IPMS2 Floor Area

House	155 sq metres / 1668 sq feet
Garage	22 sq metres / 237 sq feet
Annexe	38 sq metres / 409 sq feet
Workshop	8 sq metres / 86 sq feet
Total	223 sq metres / 2400 sq feet
(Includes Limited Use Area	8 sq metres / 86 sq feet)

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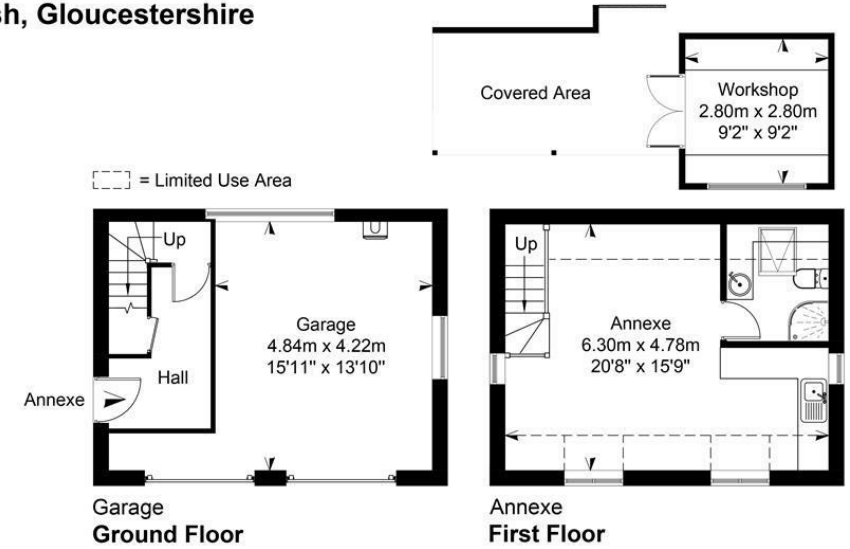
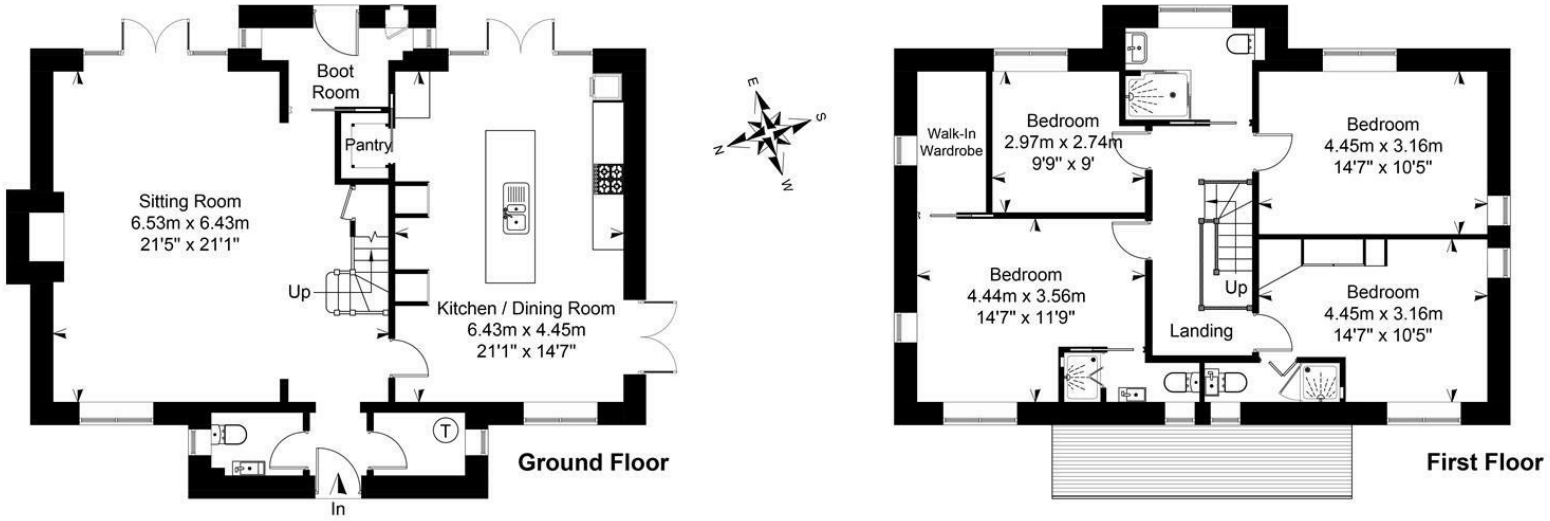
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation





SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
B

SERVICES
Mains water and electricity, sewerage treatment plant. Stroud District Council Band F: £3492.40 2026/27. Ofcom checker - Broadband: Standard 14Mbps, Ultrafast 1000Mbps Mobile: Vodafone, 02, Three and EE all good outdoor.

For more information or to book a viewing please call our Stroud office on 01453 755552