



R B WALTERS
ESTATE AGENTS



*Spring Farm, Leonard Stanley Road, Frocester,
Stonehouse, Gloucestershire, GL10 3TE.*

Offers in the Region Of

An exceptional opportunity for a multi-generational purchase with a superb, detached property, self contained bungalow and a further self-contained studio in a courtyard setting set in almost 4 acres of land.

Located along a rural country lane yet within close proximity to daily amenities and village pub this extremely spacious stone property offers generous living space and 6 good size bedrooms. The self contained bungalow has two further bedrooms and is ideal for anyone looking for adjacent accommodation for an elderly relative. There is also a self-contained studio currently used by an older dependent.

The main property offers a wealth of possibilities with a number of spacious reception rooms on the ground floor along with a good size farmhouse style kitchen. On the first floor are 4 generous bedrooms with the master having ensuite facilities whilst the top floor has two further double bedrooms and a useful area ideal for a games room.

The courtyard buildings comprise the two bedroom bungalow, studio with own kitchen, bathroom and exceptional first floor storage room and a number of other outbuildings of various sizes which offer a multitude of potential options whether this be workshops, storage, stables or for further development to create various holiday let options or long term lets subject to required permissions and consents.

The gardens offer a large area of lawn to the main house as well as private lawned garden for the bungalow. There are further paddocks with the whole area totalling almost 4 acres. Ample parking is available within the courtyard which is approached through a gate between the main house and the outbuildings.

Frocester is situated just over 5 miles from Stroud where there is a main line rail network to London Paddington. The local station at Cam is just a short distance away and provides a regular service to Bristol whilst the M5 motorway is easily accessible and links the area to Bristol, Birmingham, Cardiff, Cheltenham and Gloucester.

Entrance Porch

13' 3" x 6' 3" (4.04m x 1.90m)

Kitchen/Breakfast Room

19' 0" x 17' 0" (5.79m x 5.18m)

Living Room

17' 1" x 16' 11" (5.20m x 5.15m)

Sitting Room

17' 0" x 13' 10" (5.18m x 4.21m)

Office

12' 0" x 6' 11" (3.65m x 2.11m)

Dining Room

17' 0" x 13' 11" (5.18m x 4.24m)

WC

6' 3" x 4' 6" (1.90m x 1.37m)

First Floor Landing

Bedroom

17' 1" x 13' 9" (5.20m x 4.19m)

Ensuite

9' 1" x 7' 4" (2.77m x 2.23m)

Bedroom

17' 2" x 14' 0" (5.23m x 4.26m)





Bedroom

15' 5" x 13' 7" (4.70m x 4.14m)

Bedroom

12' 5" x 11' 0" (3.78m x 3.35m)

Bathroom

9' 0" x 6' 9" (2.74m x 2.06m)

Attic Landing

31' 3" x 22' 6" (9.52m x 6.85m)

Bedroom

21' 1" x 10' 6" (6.42m x 3.20m)

Bedroom

20' 11" x 10' 7" (6.37m x 3.22m)

SELF CONTAINED BUNGALOW

Entrance Hall

Living Room

19' 3" x 13' 4" (5.86m x 4.06m)

Kitchen

13' 3" x 8' 5" (4.05m x 2.58m)

Sunroom

14' 4" x 7' 5" (4.38m x 2.28m)

Bedroom

15' x 13' 3" (4.58m x 4.06m)

Ensuite

9' 11" x 7' 5" (3.03m x 2.26m)

Bedroom

12' 8" x 9' 8" (3.87m x 2.96m)

Ensuite

8' 2" x 6' 3" (2.50m x 1.91m)

Utility Room

5' 10" x 4' 10" (1.79m x 1.49m)

Additional Studio and Several Outbuildings

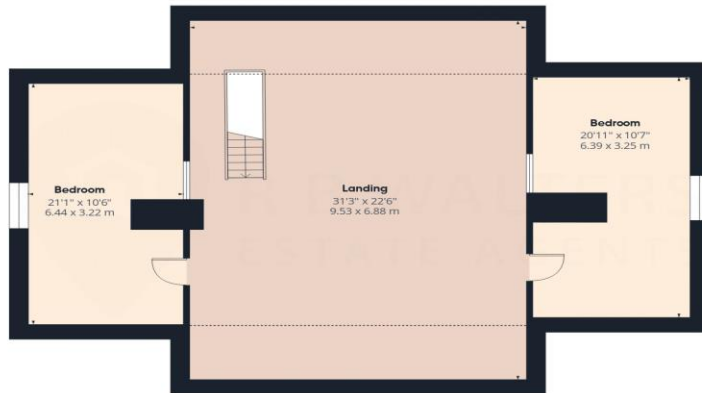




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

3839 ft²

356.9 m²

Reduced headroom

207 ft²

19.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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