



Church Road, Leonard Stanley, Stonehouse, GL10 3NP
Asking Price £750,000

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Welcome to this charming attached period house nestled in a popular village! This enticing property is currently for sale and has a lot to offer to its potential homeowners. With a total of five bedrooms, there's plenty of room for a growing family or for those who love to entertain guests. The house features two reception rooms, making it perfect for family gatherings or simply for relaxing evenings. The modern shaker-style kitchen, complete with a stylish island and dining space, is a cook's dream and an ideal place to host dinner parties. Adding to the charm of this property are its unique features. The mezzanine bedroom is a real standout, located above the study offering a unique flexible space. With tall ceilings across the property, feels spacious and bright. And let's not forget the private garden offering a good deal of privacy. One of the most appealing aspects of this property is its Grade II listing. This means it has been deemed of special interest, warranting every effort to preserve it. With no onward chain, you can move straight in and start making this house your home. Ideal for families, this property is a rare find with character and space.





Hunters 3x GOLD Award Winners

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

Directions

Glebe House is found opposite Godsell's Farm on Church Road in Leonard Stanley.

Porch

Tiled floor, two latched style windows, glass door and panel to the hallway.

Hallway

Wood effect floor, encased radiator. Staircase with understairs cupboard.

Sitting Room

Open fire with stone surround, picture rail, cornice, large sash windows into bay, double radiator, tall ceilings.



Kitchen Dining Room

A modern shaker style fitted range of wall and base units with wooden worktops over. Built-in dishwasher, A 5 ring gas hob and stainless steel extractor over. Built in electric double oven, open fire with mantle and surround, tall ceilings, large sash windows into bay, Picture rail, ceiling lights, larder style cupboards either side of the refrigerator recess. Central island with Belfast sink cupboards and shelves. Cupboard with boiler and space for tumble dryer.

Side Hallway

Half glazed door to the side area of garden, door to cloakroom/utility and study.

Cloakroom/Utility

Comprising a wash basin, WC, wooden worktop, plumbing for washing machine, radiator, frosted window, recessed lighting.

Study

Comprising a sliding patio door to the side, staircase to the mezzanine floor bedroom, stone wall feature with display recess, single glazed window to drive.

Mezzanine Bedroom 5

Single glazed window, stone wall feature, radiator.

First Floor Landing

Staircase to the second floor, radiator, airing cupboard with hot water cylinder and shelves.



Master bedroom

Tall ceilings, picture rail, double radiator, large double glazed sash windows with seat beneath, walk in wardrobe with hanging rails and shelf, tiled fireplace and mantle.

Bedroom 2

Encased radiator, cast iron fireplace, sash window to front.

Family Bathroom

With white suite incorporating a WC, pedestal basin, panel bath with shower over, radiator, understairs cupboard.

Shower Room

With white suite comprising of a pedestal basin, wide shower cubicle, WC, radiator, extractor, shaver light and point, tall ceilings.

Top Floor Landing

Storage area over staircase, landing with storage cupboard, Velux window.

Bedroom 3

Roof window, double radiator, sash window, wash basin to vanity cupboard.

Bedroom 4

Latch window, eves cupboard, double radiator.

Outside



Garden & Driveway

The garden is to the front and side of the property behind a tall hedge. Approached via a pedestrian gate within a tall hedged boundary. Pathway to porch. The lawned area of garden in front extends to the left of the house and stepping stones in the lawn leads to the right hand side area of garden and driveway. To the side of the property is a covered porch, tap, a variety of shrubs and plants and the driveway providing parking for 3 to 4 cars with shed and five bar gate to the road.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Tenure

Freehold

Council Tax Band

Band E

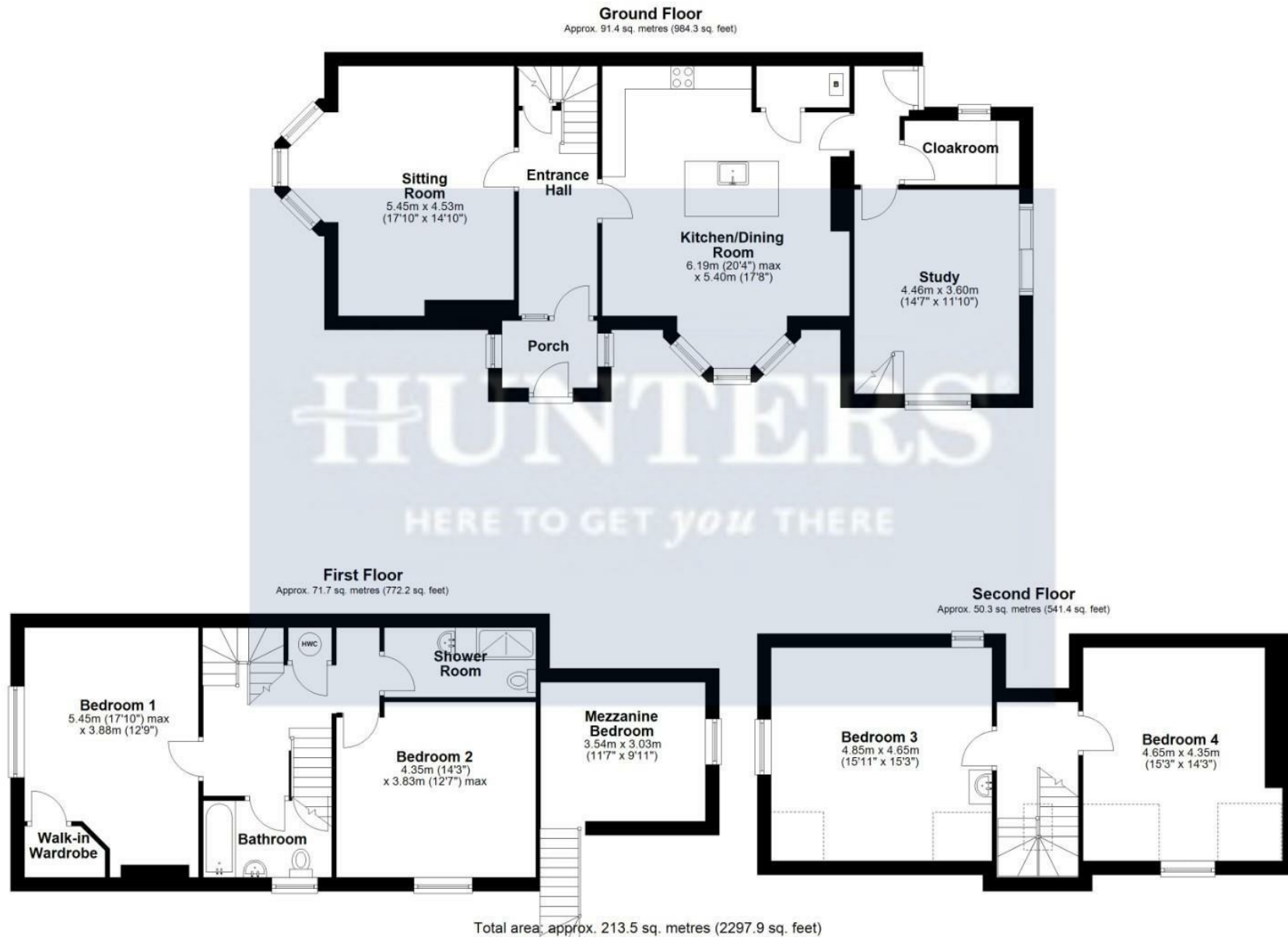


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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