



**Bath Road, Leonard Stanley, Stonehouse, GL10 3LU**  
**Guide Price £750,000**

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**EXCLUSIVE**



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Stanley, Stonehouse, GL10 3LU**  
**Guide Price £750,000**

Occupying a prime central village position within a total plot of circa a third of an acre, lies this well-presented 4 bedroom detached Georgian-fronted family residence. Upgraded and extended by the current owners, the property offers light and airy comprehensive accommodation positioned over three floors. Features are prominent throughout and include flagstone flooring, exposed beams, pretty fireplaces and some modern sash style double glazed windows. The property briefly comprises: An entrance hall, extended kitchen/breakfast room fitted with a range of wall and base units, central breakfast bar, rangemaster cooker and access to the rear garden, dining room with wooden floors and sitting room with fireplace housing a wood-burning stove and further access to the garden. Additional areas on the ground floor include a utility room and separate cloakroom. A split mezzanine level is situated between the ground and first floor offering an additional reception space/potential play area/dressing area and access to the family bathroom. Two bedrooms are located on the first floor, each with a pretty feature fireplace, and the master benefiting from a modern ensuite shower room, whilst two further bedrooms are situated on the second floor, one offering an ensuite cloakroom. The Garden is flat and benefits from a converted brick outbuilding now providing a cinema room and games room with inter-connecting open fronted seating area with feature wood burner. Viewings by appointment only.





#### 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. Meanwhile Leonard Stanley has its own popular public house. 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

Head out on the A419 Cainscross Road, past Marling School and take the first left at the roundabout onto the Dudbridge Road. Go over the next roundabout and continue along the A419 in the direction of the motorway. Turn left onto Ryeford Road South, across into Brockley Road and turn right at the top where the property can be found along on the left hand side.

#### HALLWAY

12'6" x 6'0"

Flag stone flooring, understairs area, doors to sitting room and dining room.

#### DINING ROOM

13'0" x 11'6"

Double glazed windows to the front and side aspects, gas fire to chimney breast, shelving, cornice, wood flooring, double doors to kitchen breakfast room.

#### KITCHEN BREAKFAST ROOM

14'10" x 9'9" Plus 14'2" x 10'7"

A selection of light oak wall and base units with granite worktops over.



Rangemaster cooker with extractor over, built in dishwasher and belfast sink, double glazed window with a stone sill, stone tiled flooring, recessed lighting, radiator, opening into the extended breakfast area with double glazed French doors and window to the side, recessed lights, roof window, central island unit with breakfast bar and storage to wicker baskets and drawers.

#### SITTING ROOM

24'3" x 14'10" > 10'7"

Wood effect flooring, two radiators, double glazed French doors to the garden, three double glazed windows, wood burner to chimney breast, stone hearth, shelves to alcove.

#### REAR LOBBY

Double glazed door to garden, door to utility and cloakroom.

#### CLOAKROOM

8'6" x 3'3"

Wash basin, WC, tiled flooring, half tiled walls, recessed lights, extractor. Double glazed window.

#### UTILITY ROOM

12'6" x 5'11"

Stone tiled flooring, double glazed window, stainless steel sink, light oak wall and base units, radiator, plumbing for a washing machine and space for a tumble dryer.

#### FIRST FLOOR LANDING

Double glazed window, staircase to top floor, doors to bedrooms 1 and 2. Opening to dressing area.



#### DRESSING AREA

13'7" x 9'6"

A versatile space with a built in wardrobe, double glazed window and access to the family bathroom. Airing cupboard with gas fired boiler and hot water cylinder.

Recessed lighting.

#### FAMILY BATHROOM

9'5" x 9'0"

A suite comprising: Pedestal basin, WC, corner whirlpool bath with taps and shower handset. Double glazed window, Recessed lights, extractor, wooden floorboards.

#### MASTER BEDROOM

12'7" x 11'4"

Double glazed window to front, radiator, door to en-suite.

#### EN-SUITE SHOWER ROOM

9'8" x 6'1"

Double glazed window, wooden flooring. Close coupled WC, chrome ladder style towel rail. Recessed lights, extractor. Corner shower, large wash basin, WC.

#### BEDROOM 2

12'10" x 11'3" max

Cast Iron fire place, ceiling rose, cornice, double glazed window, radiator.



#### TOP FLOOR LANDING

Double glazed window, roof window and doors to bedrooms 4 and 5. Built in wardrobe/cupboard.

#### BEDROOM 3

12'9" x 10'7" min

Double glazed windows, roof window, exposed ceiling timbers, recessed lights.

#### BEDROOM 4

11'4" > 6'3" x 12'8" > 7'2"

Solar controls. Double glazed window, Radiator, roof window, door to en-suite cloakroom, recessed lighting.

#### EN-SUITE WC

With WC and wash basin, fixed double glazed window, extractor.

#### OUTSIDE

#### FRONT GARDEN

Behind a low level wall pathways and Iron gates to drive and pavement. Laid to crushed slate.

#### REAR GARDEN & PARKING

An electrically operated gated driveway leads to the enclosed gardens and gravelled parking area providing parking for several vehicles. The ample gardens are mainly laid to lawn offering a level family area whilst a paved sun terrace



provides an ideal area for al-fresco dining. There is a brick fire pit and an opening into a former detached outbuilding which has been converted to create a cinema room and a games room. Alongside a raised decking area can be found with a hot tub (available by negotiation). A covered central area between the games room and cinema room has a wood burner, power, three roof windows and double doors leading to...

#### GAMES ROOM

16'10" x 12'5"

Two double glazed windows, double glazed French doors to decking area. Recessed lights, two roof windows, Electric heater. 10' 4" tall Ceiling height at maximum.

#### CINEMA ROOM

17'2" x 12'0"

13ft wide bi-fold doors to garden, Two roof windows, recessed lights, electric heater. Door to small kitchen area and WC.



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#### TENURE

Freehold

#### COUNCIL TAX BAND

TBC

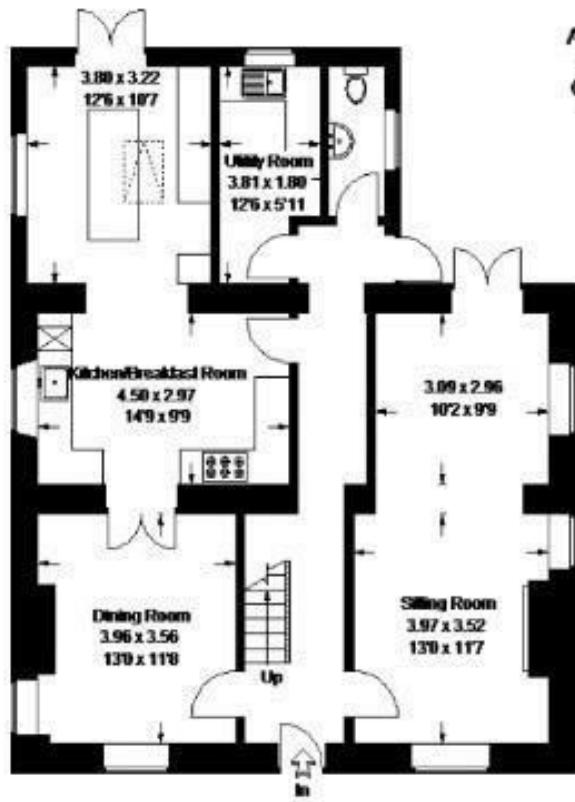
#### FREE VALUATIONS

If you are impressed by our service to date and would like a free valuation on your home from one of our trustworthy team please contact us, without obligation to make an appointment.

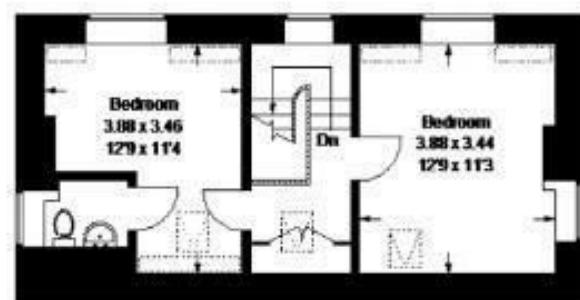
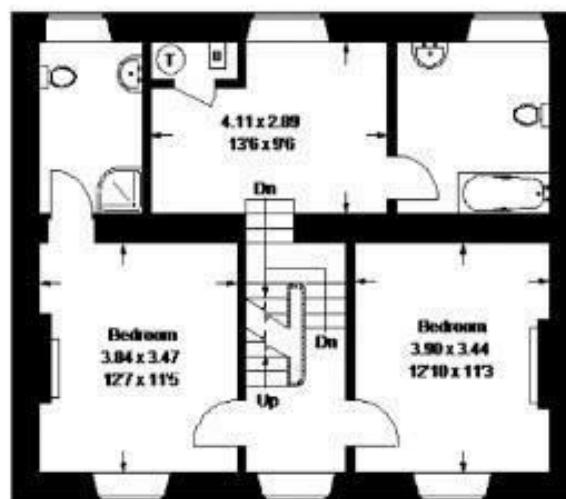
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	72	87
England & Wales		

#### 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.



Approximate Gross Internal Area  
200 sq m / 2153 sq ft  
Outbuilding = 55 sq m / 592 sq ft  
Total = 255 sq m / 2744 sqft



= Reduced headroom below 1.5 m / 5'0"

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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