



Lyndale, Marsh Road, Leonard Stanley, Gloucestershire, GL10 3NH

£380,000

PETER JOY
Sales & Lettings



Lyndale, Marsh Road, Leonard Stanley, Gloucestershire, GL10 3NH

A beautifully presented semi detached cotswold stone cottage in the heart of the village, with character features, ample parking and secluded rear garden

PORCH, ENTRANCE HALL, OPEN PLAN KITCHEN/DINER/SITTING ROOM, THREE BEDROOMS, BATHROOM, LOVELY SECLUDED REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES



Viewing by appointment only

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Description

This charming semi detached cottage is situated in a sought after village west of Stroud with excellent motorway connections and a perfect blend of traditional charm with modern conveniences. The current owners have lovingly renovated and transformed the property, infusing it with quality and character throughout.

Upon entering, you're welcomed by an entrance porch leading into a delightful open plan sitting room. This cosy space features a cast iron log-burning stove, creating a warm and inviting atmosphere, and seamlessly flows into a dining area and a superbly finished kitchen. The kitchen boasts high quality units and ample storage, making it both practical and stylish. The first floor offers a landing leading to two bedrooms, one double and a versatile single room that can easily double as a study. The contemporary shower room is beautifully designed with a generously sized shower cubicle and a large rain shower head, providing a spa like experience. Stairs lead up to the impressive principal bedroom on the top floor, which is spacious and filled with natural light. This room also comes with plumbing in place, allowing for the potential addition of an ensuite bathroom if desired.

Outside

The cottage is accessed via a driveway with a five bar wooden gate, providing secure parking for at least two vehicles, and even includes an electric charger. The gardens are private and level, perfect for entertaining on the patio, with a timber built shed and well stocked flower beds adding to the overall charm and functionality of the outdoor space.

Location

This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at nearby Kings Stanley include a post office and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include banks, post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and junction 13 of the M5 Motorway is approximately three miles away.

Directions

From our Nailsworth office proceed in the direction of Stroud on the A46. At Lightpill (just past Aldi supermarket) turn left onto Dudbridge Road and follow the signposts towards Stonehouse and Kings Stanley. At the roundabout by Sainsbury's supermarket turn left and right again onto the bypass. At the second set of traffic lights turn left signposted Kings Stanley. Continue into the village passing the Co-op supermarket on your right and follow the road around bearing right, continue past the primary school. Take the next turning left signposted Marsh Lane. Follow the road where the cottage can be tucked away on the righthand side just before the bend.

Agents note

St Martin Cottage has access into the garden of Lyndale to maintain the side of their property and Belle Vue has access to the drive to also maintain their property. The neighbouring property Belle Vue has planning permission to build a new dwelling within its grounds.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

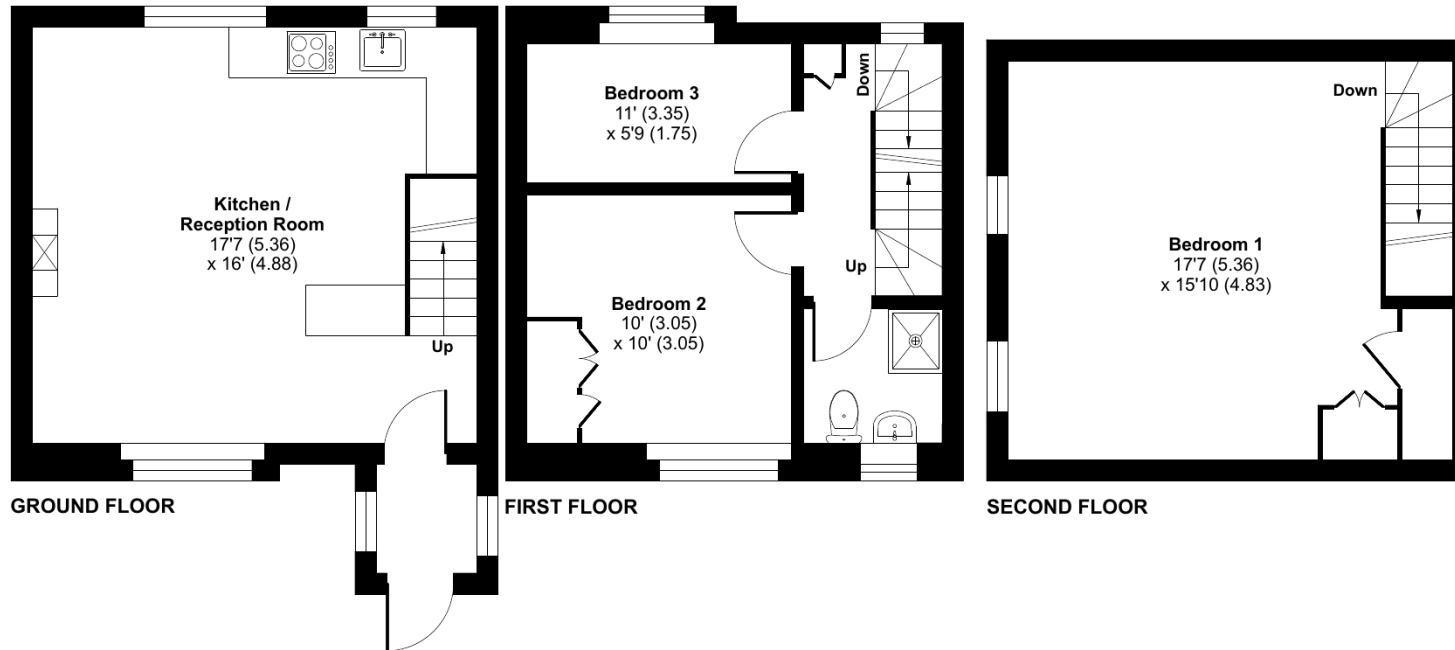
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



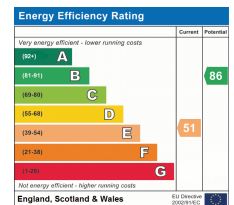
Marsh Road, Stonehouse, GL10

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1178158



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.