



Cotswold Mead, Marsh Road, Leonard Stanley, GL10 3ND
£595,000

PETER JOY
Sales & Lettings



Cotswold Mead, Marsh Road, Leonard Stanley, Gloucestershire, GL103ND

An individual 1958 built detached extended house in a good position in this popular road in Leonard Stanley with three bedrooms, three reception rooms, a gated drive, 25' tandem garage and a glorious landscaped rear garden that extends to 120'.

PORCH, ENTRANCE HALL, 24' SITTING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM, CONNECTING GARDEN ROOM, STUDY, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, 25' TANDEM GARAGE, GATED DRIVE WITH PARKING FOR SEVERAL VEHICLES, LOVELY 120' LANDSCAPED REAR GARDEN.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Cotswold Mead is an individual extended detached family home situated within popular Leonard Stanley. This location is close to open countryside but is also well placed for local amenities, with two good primary schools close by and the shops and amenities at Kings Stanley within easy reach. The property was built in 1958 using traditional methods under a pitched tiled roof and has been a brilliant home for our client for fifteen years. The house has been improved during that time with spacious accommodation arranged over two floors.

A porch, entrance hall, cloakroom, 24' sitting room with bay window and fireplace and wood burning stove, kitchen/breakfast room, dining room, connecting garden room with glazed double doors to the garden, study and utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, principal bedroom with en-suite shower, two further double bedrooms and a family bathroom on this level. The property is larger than many four bedroom houses and is, in our opinion, a real must for your viewing list.

Outside

A pillared gated drive provides off-road parking for several vehicles and an attractive approach to the property. The front garden is laid predominantly to lawn with mature shrubs and trees, with the garage to the left of the house. This measures 25' 3" x 9' 8", with an electrically operated up and over door and a personal door. A pathway leads to the front door with gated side access to the rear. The rear garden extends to approximately 120' and has been thoughtfully landscaped to create a series of well-defined yet connected areas. A substantial paved terrace spans the rear of the property, providing excellent space for outdoor dining and seating. This leads onto a circular brick edged central lawn, with a brick paviour path leading past mature borders planted with a variety of established shrubs to the top lawn. This well kept area is level, edged with planted borders with a green house and shed at the top of the plot. The garden has clearly been a real labour of love, and is a real feature of the property.

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. The property can be found a little way along on the left.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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 in this area.

Local Authority

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



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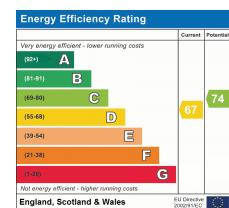
Approximate Gross Internal Area = 136.8 sq m / 1472 sq ft

Garage = 22.8 sq m / 245 sq ft

Total = 159.6 sq m / 1717 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269171)



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.