



9 John Martin Gardens, Standish, Gloucestershire, GL10 3WB
Guide Price £825,000

PETER JOY
Sales & Lettings



9 John Martin Gardens, Standish, Gloucestershire, GL10 3WB

Superb four double bedroom modern family home presented to exacting standards and located in the exclusive and very popular 'Green Walk' development in Standish. Delightful level gardens, off street parking and a garage are complemented by well-proportioned living accommodation arranged over two floors with a lovely open plan kitchen/dining/family room and a fantastic southerly facing balcony which takes in the stunning views.

GOOD SIZE ENTRANCE HALWAY WITH COAT CUPBOARD AND GROUND FLOOR WC, SPACIOUS DUAL ASPECT SITTING ROOM MEASURING 24'5 x 11'5, SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS TO THE REAR GARDEN AND A FITTED KITCHEN, UTILITY ROOM WITH ACCESS TO THE GARAGE, LOVELY LIGHT AND AIRY FIRST FLOOR LANDING WITH STORAGE AND ACCESS TO THE BALCONY, FOUR GENEROUS DOUBLE BEDROOMS, ALL WITH FITTED WARDROBES AND TWO WITH EN-SUITE SHOWER ROOMS AND A FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, DELIGHTFUL LAWNED FRONT AND REAR GARDENS, SIDE PEDESTRIAN ACCESS, OFF STREET PARKING FOR SEVERAL CARS AND A GARAGE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

The well proportioned living accommodation which is arranged over two floors comprises, a spacious entrance hallway with Porcelain tiles, large coat cupboard, ground floor WC, stairs to the first floor and doors to all other rooms, spacious dual aspect sitting room with oversized windows that take in the lovely views across the green to the front, contemporary style open plan kitchen/dining/family room with bi-fold doors linking the inside to the out and a stylish modern fitted kitchen with integrated appliances and breakfast bar, utility room with doors leading to the integral garage and side of the property. The first floor offers a good size landing with storage and access to the delightful balcony, four generous double bedrooms with fitted wardrobes and two with en-suite shower rooms and family bathroom. Further benefits include gas central heating, double glazing and the remainder of a building warranty.

Outside

The front garden offers a paved pathway leading to the entrance door, a level lawn with side pedestrian access and a driveway providing off street parking for several cars and a single garage with internal access to the utility room. The rear garden is a delight, with an extended patio which is ideal for alfresco dining and links seamlessly with the kitchen/dining/family room via the bi-fold doors. There is a large level lawn which takes in the open views and giving a real sense of countryside spaces and tranquil living.

Location

The property is located in popular 'Green Walk' in Standish which its collection of listed buildings, protected mature trees and superb modern homes nestled in a stunning Parkland Settlement. Green Walk is within an Area of Outstanding Natural Beauty with 32 acres of historical landscape, mature trees and views over to the Severn Valley which creates a lovely open countryside feel. Stonehouse which is approx. a mile away has seen many changes over the years, and considerable growth, but remains a friendly town with a big heart and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants, and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities.

Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway. At the Horsetrough roundabout take the second exit into Stonehouse. Proceed through the town and go past the right turning for Arrowsmith Drive and turn right at the next roundabout. Carry on up Horse marling Lane and take the second left which is Beatrice Webb Lane, carry on into the development and take the next right turn which is John Martins Gardens, the property can be found up on the left hand side.

Tenure

Freehold with a £60 estate management charge upon completion of the development and the local authority adopting the roads.

Council tax Band

Band = F

Services

The vendor has informed us that all mains services are connected.

Local Authority

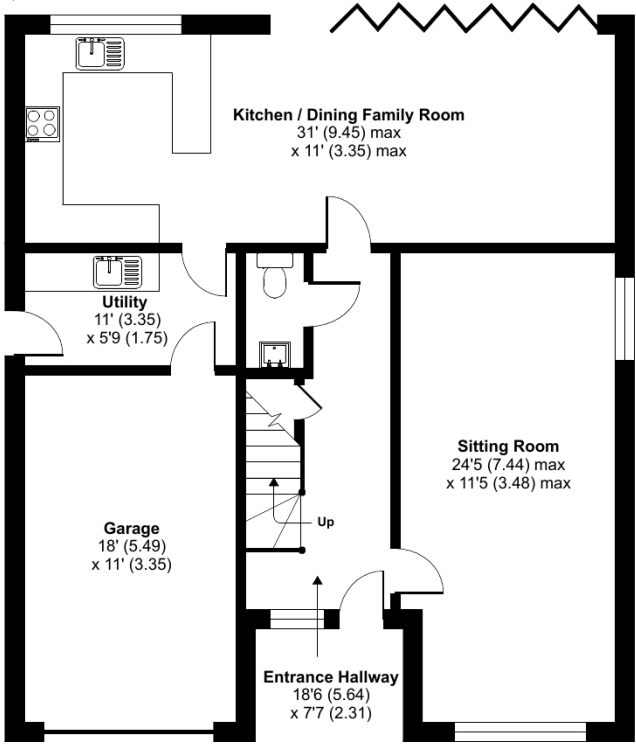
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



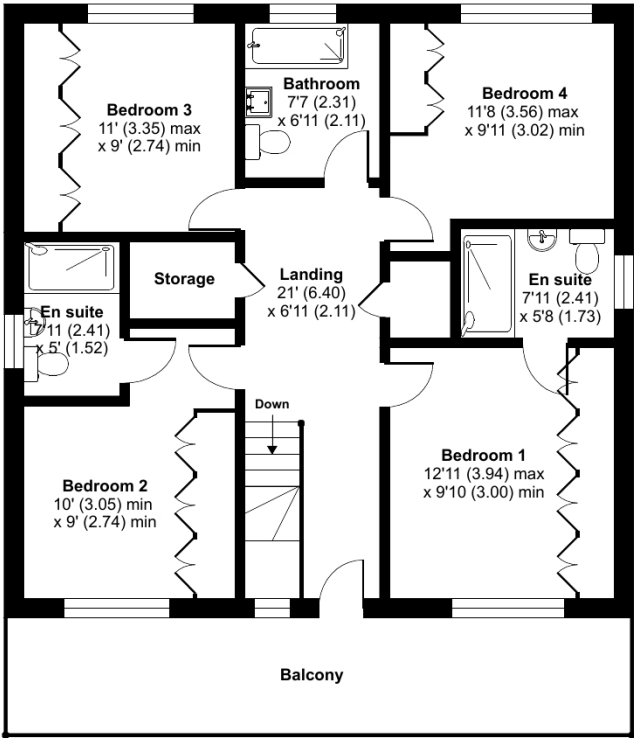
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Approximate Area = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



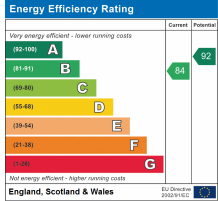
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1030300



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.