



1 Old Horsemarling Farm, Standish, Stonehouse, Gloucestershire, GL10 3BT
Guide Price £535,000

PETER JOY
Sales & Lettings



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A well-presented, renovated Grade II listed farmhouse, this three/four-bedroom semi-detached property is nestled in the highly sought-after Standish Gate development. This charming family home offers beautiful character throughout versatile living spaces spread across three floors, including a stunning kitchen with an island and roof lantern, a convenient utility room, and three modern bathrooms.

ENTRANCE, SPORTS ROOM/BEDROOM, FAMILY BATHROOM, UTILITY, STUNNING KITCHEN, SITTING ROOM, THREE/FOUR BEDROOMS, ADDITIONAL FAMILY BATHROOM, EN-SUITE BATHROOM TO MAIN BEDROOM, CHARACTERFUL FEATURES THROUGHOUT, LOW MAINTENANCE REAR GARDEN, FRONT GARDEN, PARKING FOR TWO CARS.



Viewing by appointment only

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

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Description

Enter the property through the side entrance into a spacious hallway. To the right, you have access to the ground floor rooms, which include a versatile space that can serve as either a sports room or an additional bedroom, a shower room, utility room with access to the rear garden, and a convenient storage room. The standout feature of the modern kitchen is its fantastic social space, illuminated by a large lantern light that floods the area with natural light. The kitchen boasts a range of wall and base units with quartz countertops, integrated appliances, and a central island. This space flows seamlessly into an additional hallway, leading to the sitting room on your left. The sitting room offers a cosy atmosphere with an enclosed wood burner and views from both the front and rear. As noted from the floor plan, you will find additional door leading to the front garden. Stairs from the hallway lead to the first floor, where you will find two bedrooms and a family bathroom. The main bedroom is located on the second floor and features exposed beams, ample storage, and a generous en-suite bathroom.

Outside

The property features both front and rear gardens. The front garden is primarily laid to lawn, complemented by mature bushes and defined by a brick wall. The rear courtyard is enclosed by wooden fencing and includes a mix of paving, artificial grass, and lawn. Two allocated parking spaces can be found at the front of the property.

Location

The property is located in an exclusive, small development on the outskirts of Stonehouse town. It offers convenient access to Stonehouse High Street, where you will find a variety of local amenities, including a Co-op with a Post Office, restaurants, and primary and secondary schools. Stonehouse is about three miles west of Stroud and twelve miles south of Gloucester. The town features a railway station and regular bus routes. Additionally, the property is roughly three miles from Junction 12 of the M5 motorway, providing easy connections to Gloucester, Cheltenham, and Bristol.

Directions

Leave Stroud via A419 Ebley Road, following the signs for Stonehouse. Turn off the Horsetrough roundabout onto the Bath Road, towards the town centre. Continue through Stonehouse. Go under the railway bridge and over three mini roundabouts. At the next roundabout, turn right onto Horsemarling Lane, take the second turning on your right, and the property will be found on the left-hand side noted by a for sale sign.

Services

The property is freehold. It has mains electricity, gas, 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, superfast, and ultra-fast broadband. You are likely to have service from the main providers: EE, Three, O2, and Vodafone.

Agents Note

1 Old Horsemarling Farm contribute £36.52 per month to the maintenance of communal area

Local Authority

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



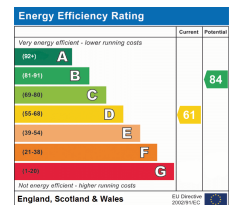
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Approximate Area = 1833 sq ft / 170.2 sq m

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: 1135576



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.