

77
LEONARD STANLEY



WHITAKER
SEAGER



77, LYNDON MORGAN WAY, LEONARD STANLEY, STONEHOUSE, GL10 3GF

AN IMPRESSIVE DETACHED 5 BEDROOM FAMILY HOME
BUILT IN 2018, IN A VILLAGE LOCATION, WITH DOUBLE
GARAGE AND SOUTH WEST FACING GARDEN.

The property

This light and spacious double bay fronted detached family home was built in 2018 and originally marketed as a premium plot on the edge of the attractive development of Saxon Gate. Located in the popular village of Leonard Stanley and with easy access to the village primary school, Saxon Gate is flanked by green fields and nestles just below Penn Woods and the Cotswold Way with an abundance of country walks on the doorstep. Directly behind the property is a no through country lane with fields beyond. Upon entering, the hallway leads to a large sitting room with bay window and French doors leading out to the garden. Off the hallway is a dining room with bay window, a downstairs cloakroom and the kitchen/breakfast room where French doors lead onto the garden. The kitchen includes a built-in 5 ring gas hob and hood, dishwasher, fridge and freezer and eye level double oven. A useful utility room is found off the kitchen with a door out to the garden. Stairs lead to the first floor where there is a master bedroom with 4

piece en-suite bathroom with airing cupboard, and 3 sets of built-in double wardrobes. Also on the 1st floor is a further en-suite double bedroom, a good size single bedroom/office overlooking the garden and a family bathroom. Stairs rise to the second floor where there is a large, useful landing space with a built-in storage cupboard. Here can be found 2 more double bedrooms, both double aspect enjoying views across the surrounding area and countryside, one with a large built-in storage cupboard. A further shower room serves this floor.





Guide price
£550,000

- *Sitting Room*
 - *Dining Room*
 - *Kitchen/Breakfast Room*
 - *Utility Room*
 - *5 bedrooms*
 - *4 Bath/shower Rooms*
 - *Arranged over 3 Storeys*
 - *Double Garage*
 - *Driveway for 6 Cars*
 - *South West Facing Garden*
-

WITHIN EASY REACH...

Stonehouse - 1.9 miles

Stroud - 4 miles

Gloucester - 16.5 miles

Cheltenham - 19.5 miles

Bristol - 29.8 miles

*Please note that this property is owned
by a member of the Whitaker Seager
team.*

Outside

Outside there is an enclosed, sunny rear garden, laid to lawn with a porcelain paved patio perfect for entertaining, small front garden, detached double garage and driveway with parking for 6 cars. A communal open green space with children's play park, centrally located within the development, is a short stroll away from the property and takes in the scenic views.

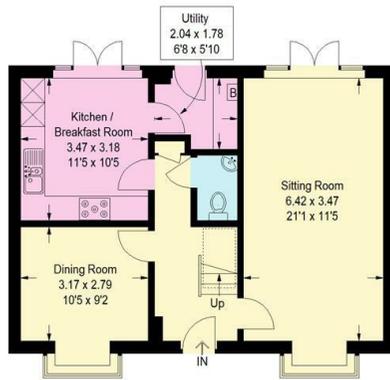
Situation

The villages of Leonard Stanley and Kings Stanley are situated between Stroud and Junction 13 of the M5 motorway, just under the spectacular Cotswold escarpment. The property is within commuting distance of a range of centres with Bristol being a popular choice. Unlike many, the villages offer an excellent range of local services including a general store/post office, newsagent, beauty salon, pub and takeaway. An extensive network of footpaths are on the doorstep making it ideal for dog owners and families. Stonehouse Railway Station provides a direct line to London Paddington and Cam Station to Bristol Temple Meads. Nearby Stroud is the regional centre for the area with 3 major supermarkets and further educational facilities including Stroud High and Marling Grammar Schools. Leonard Stanley has a popular primary school and there is a good choice of secondary schools, both in the state and private sectors, within easy reach.

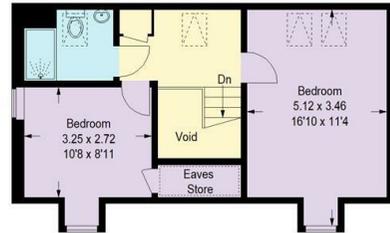


Lyndon Morgan Way

Approximate Gross Internal Area
(Excluding Void / Including Eaves Store)
157.3 sq m / 1693 sq ft
Double Garage = 40 sq m / 430 sq ft
Total = 197.3 sq m / 2123 sq ft



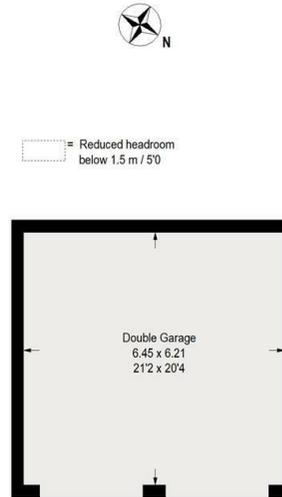
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID765469)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL10 3GF

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

