

11  
LYNDON MORGAN WAY



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## 11, LYNDON MORGAN WAY, LEONARD STANLEY, STONEHOUSE, GL10 3GF

A 4 BED DETACHED 'DAVID WILSON' HOME IN  
A POPULAR VILLAGE LOCATION, ARRANGED  
OVER 3 STOREYS WITH ENCLOSED GARDEN,  
GARAGE AND PARKING.

### *The property*

This detached David Wilson home, built in 2018, offers beautifully presented and well proportioned family accommodation, arranged over three floors. Located in the popular village of Leonard Stanley and with easy access to the village primary school, the development of Saxon Gate is flanked by green fields and nestles just below Penn Woods and the Cotswold Way with an abundance of country walks close by. Upon entering, doors radiate off from the hallway to the living room, dining kitchen and cloakroom. The bright living room enjoys a double bay aspect and the smart kitchen provides a family dining space, with a range of hi-gloss fitted units, integral oven, hob,

extractor hood, dishwasher, fridge and freezer. A bay with French doors gives access to the rear garden and a door leads to a useful utility room with space for a washing machine and tumble drier. Stairs lead to the first floor with doors to the master bedroom, equipped with en-suite shower room and dressing area, a second double bedroom and the family bathroom. On the second floor can be found a further double bedroom, single bedroom and shower room. The flooring has been upgraded to include Amtico flooring throughout the dining kitchen, utility room, and cloakroom.





**Guide price**  
**£460,000**

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- *Village Location*
  - *Living Room*
  - *Dining Kitchen*
  - *Four Bedrooms*
  - *Three Bath/Shower Rooms*
  - *Cloakroom & Utility Room*
  - *Enclosed Landscaped Garden*
  - *Driveway and Detached Garage*
- 

**WITHIN EASY REACH...**

*Stonehouse 1.9 miles*  
*Stroud 4 miles*  
*Gloucester 16.5 miles*  
*Cheltenham 19.5 miles*  
*Bristol 29.8 miles*

## *Outside*

Outside, the garden has been landscaped to create an attractive and easily maintained space. This comprises a paved terrace leading to an expanse of level lawn, and decked area which enjoys the afternoon/evening sun. A barked area offers an ideal children's play space. All is enclosed by brick walling and wood panel fencing. To the rear of the property can be found a driveway for two cars and detached garage with electric vehicle charging point.

## *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.

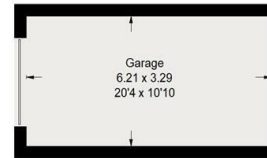


## Lyndon Morgan Way

Approximate Gross Internal Area (Excluding Void) = 131 sq m / 1410 sq ft  
 Garage = 20.5 sq m / 221 sq ft  
 Total = 151.5 sq m / 1631 sq ft



 Reduced headroom below 1.5 m / 5'0"



(Not Shown In Actual Location / Orientation)




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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 E 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.

