19 CLUTTERBUCK CLOSE

LEONARD STANLEY











WHITAKER SEAGER







19 CLUTTERBUCK CLOSE, LEONARD STANLEY, GL10 3GH

POSITIONED NEAR TO THE VILLAGE GREEN, THIS DELIGHTFUL DETACHED FOUR BEDROOM HOME OFFERS A LOVELY GARDEN, GARAGE AND PARKING.

The property

This beautifully presented four-bedroom detached property is ideally situated close to the village green and offers bright, spacious accommodation, making it an ideal family home.

The property benefits from a detached garage, a dedicated study perfect for home working and an attractive, low-maintenance landscaped garden. The current owners have also added generous storage, including bespoke fitted cupboards and wardrobes in several rooms.

The welcoming entrance hall features a useful cloaks cupboard and bespoke understairs storage, with stairs rising to the first floor. Doors lead to the comfortable front-facing sitting room, a separate study, also enjoying a front aspect, and a convenient downstairs cloakroom.

The dining room can be accessed from both the sitting room and kitchen and provides an excellent space for entertaining, with French doors opening onto the rear garden.

The bright and airy kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a fridge freezer, dishwasher, electric oven, gas hob with extractor above and a one-and-a-half-bowl sink. A separate utility room provides further storage, space for a tumble dryer, a cupboard housing the gas central heating boiler and external access to the driveway.

The landing provides access to the loft and a full-sized airing cupboard housing the hot water cylinder. The principal bedroom enjoys dual-aspect windows, fitted wardrobes and an en-suite shower room. There are three further bedrooms, all benefiting from bespoke fitted wardrobes and a choice of front and rear aspects. Completing the first floor is the family bathroom, fitted with a panelled bath and mixer shower over, together with a rear-facing window.

Property Info:
Ofcom: Broadband - ultrafast, Mobile Phone coverage - good.
The property is connected to all mains services.
There are restrictive covenants - please ask agent for more information







Guide price

£485,000

- *Entrance Hallway*
- *Sitting Room*
- *Downstairs Cloakroom*
- *Study & Utility Room*
- *Kitchen/Dining Room*
- *Landing & Family Bathroom*
- *Main Bedroom & EnSuite Shower Room*
- *Three Further Bedrooms*
- *Garage and Off Road Parking*
- *Landscaped Gardens*

WITHIN EASY REACH...

Stonehouse - 1.7 miles
Stroud - 3.9 miles
Gloucester - 13.4 miles
Cheltenham - 18.9 miles
Bristol - 29.9 miles
Cirencester - 16.6 miles

Outside

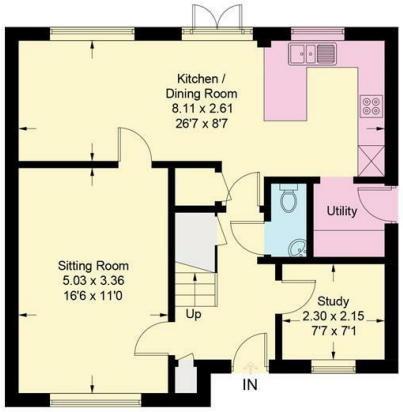
The attractive front garden has been designed with ease of maintenance in mind, featuring decorative ornamental gravel and a pathway leading to the front entrance. The spacious driveway provides ample off-road parking for two vehicles, complemented by a detached garage offering useful additional storage space. A convenient side gate also provides access to the rear garden. The landscaped rear garden has also been designed to be low maintenance, featuring artificial lawn alongside established flower beds and borders, well stocked with a variety of mature shrubs and plants. A choice of paved patio areas provides the perfect setting for relaxing outdoors, enjoying a morning coffee or entertaining family and friends with some alfresco dining.

Situation

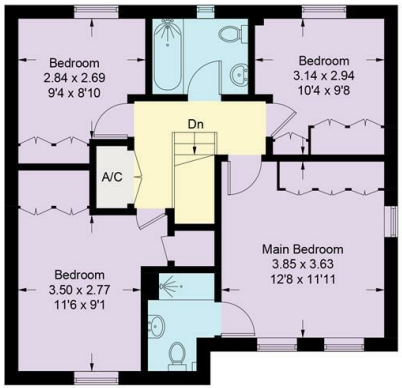
The popular village of Leonard Stanley enjoys a delightful setting on the edge of the Cotswolds, combining a strong sense of community with convenient access to nearby towns and excellent transport links. The village offers a range of local amenities, including a primary school, village hall and playing fields. Further everyday facilities can be found in neighbouring King's Stanley, including a Co-op supermarket, village shop and post office, while the surrounding countryside provides an extensive network of footpaths for walking and exploring. The nearby market town of Stroud offers a broader selection of independent shops, cafés, restaurants and leisure facilities, together with its popular weekly Farmers' Market. Stonehouse is also easily accessible and provides a good range of shops, supermarkets and other everyday amenities, as well as a railway station offering direct services to London Paddington and connections towards Gloucester and Cheltenham. Cam and Dursley railway station provides an additional option, with services towards Bristol and Birmingham. For commuters, Leonard Stanley is particularly well placed for road travel, with convenient access to the A419 and Junction 13 of the M5 motorway, providing connections to Gloucester, Bristol, Cheltenham and the wider motorway network. This appealing village location offers an excellent balance of rural surroundings, local community life and accessibility to the amenities and transport links of the wider area.



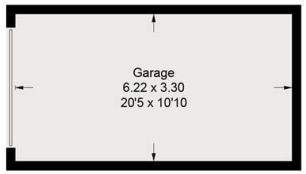
Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 144.0 sq m / 1550 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

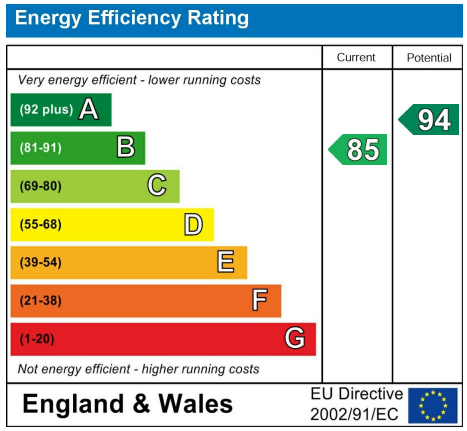


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1348028)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL10 3GH **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 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.