

Clutterbuck Close, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3GH



Modern Semi-Detached House • 3 Bedrooms • Bathroom & En Suite • South Facing Garden •
Garden Room/Office/Studio/Gym • Great Location! • EPC B

Clutterbuck Close,

Leonard Stanley, Stonehouse, Gloucestershire, GL10 3GH

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Nestled in a picturesque village setting, this contemporary semi-detached house offers a great blend of style and practicality. The property has well-presented accommodation throughout and briefly comprises: entrance hall, kitchen/breakfast room, sitting/dining room, downstairs WC, three bedrooms, family bathroom and en-suite shower room.

The property also features a well-kept rear garden, with off-road parking for added convenience. Additionally, a versatile garden room provides possibilities as a home office, gym, or studio.

Positioned in a highly desirable village location, this home provides a comfortable modern sanctuary while remaining easily accessible to local amenities and transport links. Contact us now to schedule a viewing!

Additional Information

Additional information about this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.

Directions

From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right - this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton road to a T junction. Turn left and follow the road into the village of Leonard Stanley. After a short distance turn left onto Lyndon Morgan Way, follow this road for a short distance until the turning for Clutterbuck Close.

What3Words: ///prowess.boomer.elect

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Stroud District Council

Council Tax Band- C

Our reference

STRD/DH/MS/04042025

We'd love to hear from you

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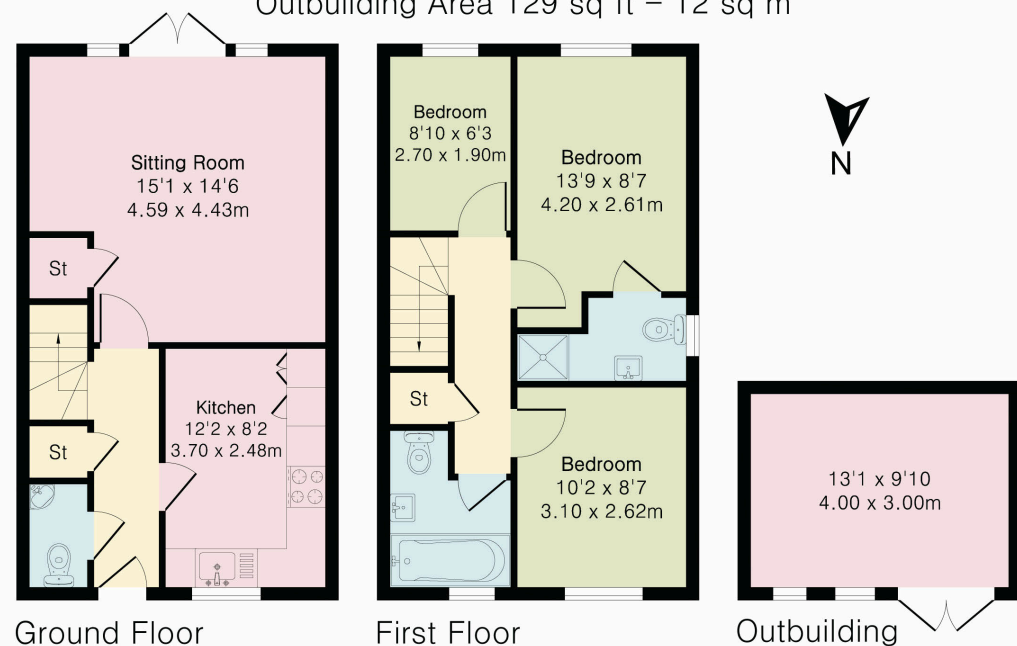


Approximate Gross Internal Area 943 sq ft - 88 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 sq m

Outbuilding Area 129 sq ft – 12 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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