

PerryBishop

PROPERTY MADE PERSONAL



Horsemarling Cottage, 1 Horsemarling Lane Standish, Gloucestershire, GL10 3BU

Guide Price **£800,000**

Horsemarling Cottage, 1 Horsemarling Lane

Standish, Gloucestershire, GL10 3BU

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Sought after location
- Close to amenities
- Countryside views
- Private
- On the Cotswold Way
- Eco Friendly
- Plunge Pool
- EPC - B

About the property

Nestled on the edge of open countryside and yet close to amenities and transport links stands this modern detached property which is a true gem. Boasting 3 spacious bedrooms, this home offers a perfect blend of convenience and tranquillity. The property is bright and inviting, with ample natural light streaming through its large windows. The well-maintained garden and patio provide the perfect space for outdoor relaxation and entertainment. Additional features include a separate annexe, ideal for guests or a home office, as well as off-street parking and a double garage. With its peaceful surroundings and sophisticated style, this property offers a truly homely feel.

Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of this stunning property for yourself.

Amenities

Standish is located within the Cotswolds Area of Outstanding Natural Beauty and benefits from 32 acres of historical landscape, existing mature trees and gardens with far reaching views over the Severn Valley to create a true feeling of openness.

Stonehouse town centre is only a 1 mile South of and offers good community facilities and a train station with direct line to London Paddington.

By car, the M5 motorway junctions 12 & 13 are 5 minutes' drive away with links to Bristol (40min) Cheltenham & Gloucester (20min) and there are also frequent bus services operating between Stonehouse, Stroud and Gloucester with the nearest stop being 15 min wa

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

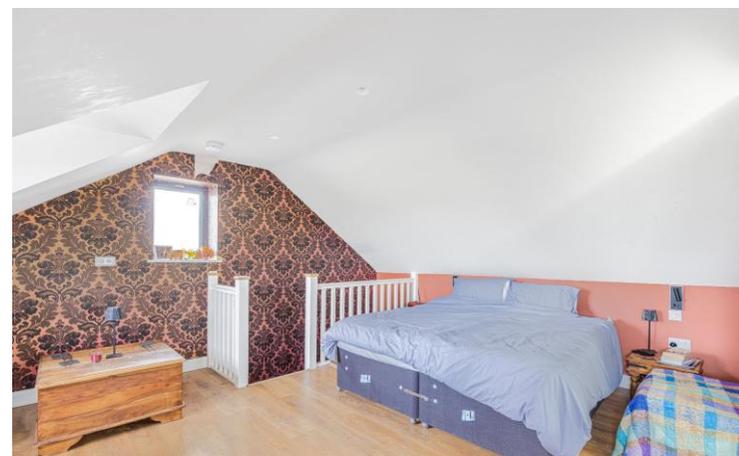
This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our offices in Nailsworth take the A46 towards Stroud. After 3 miles at Stroud auction rooms, turn left into Dudbridge Road and follow the signs to Stonehouse/A419. At Horse Trough Roundabout, take the 2nd exit onto Bath Rd/B4008. Continue to follow B4008 through Stonehouse and then turn left into Horse Marling Lane where the property can be found a short distance along on the right hand side.

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Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Private Supply
Heating – Air Source Heat Pump

Local Authority

Stroud District Council, Stroud
Council tax Band - F

Our reference

NAI250189
12th December 2025

We'd love to hear from you

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**Approximate Gross Internal Area 1674 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 872 sq ft – 81 sq m

First Floor Area 802 sq ft – 74 sq m

Garage Ground Floor Area 334 sq ft – 31 sq m

Garage First Floor Area 334 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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