

## The Street, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3NR



Charming Grade II Listed Cottage in the heart of Leonard Stanley • Wealth of Character Features including exposed beams, exposed stone walls and stone mullion windows • Three Storey Accommodation with three bedrooms including an impressive top floor principal bedroom • Generous Sitting Room and well-proportioned kitchen/breakfast room • Delightful Rear Garden providing a lovely outdoor space to enjoy • EPC D

# The Street,

Leonard Stanley, Stonehouse, Gloucestershire, GL10 3NR

## Key Features



3  
Bedrooms



1  
Bathrooms



2  
Receptions

## About the property

Tucked away in the heart of the charming village of Leonard Stanley, Vine Cottage is a beautifully characterful period home offering a wealth of historic features and surprisingly spacious accommodation arranged over three floors. This attractive Grade II listed cottage showcases an abundance of original charm, including exposed ceiling beams, exposed stone walls and elegant stone mullion windows that give the property a wonderful sense of history and warmth.

The ground floor is entered via a welcoming entrance hall/dining room/study which leads through to a generous sitting room, a lovely characterful space ideal for relaxing or entertaining. The sitting room features a stunning inglenook fireplace with a carved stone surround and woodburning stove. To the front of the property is a well-proportioned kitchen/breakfast room, offering plenty of space for dining and everyday family life.

On the first floor there are two good-sized bedrooms along with a spacious refitted family bathroom. The accommodation continues to the second floor where a large bedroom spans the entire level, creating an impressive and versatile space with a real sense of character.

Externally, the property benefits from a delightful rear garden, providing a peaceful outdoor setting ideal for enjoying the warmer months. In addition, there is a particularly useful covered side area with built-in storage cupboards, offering excellent practical space for storing bikes, tools or garden equipment.

Vine Cottage represents a rare opportunity to acquire a charming and historically significant village home, perfectly blending period character with comfortable living in one of the area's most sought-after locations.

## Amenities

Leonard Stanley is a particularly attractive and well-regarded village, enjoying a strong sense of community and a beautiful setting at the foot of the Cotswold escarpment. The village has a traditional and welcoming feel, centred around historic Cotswold stone buildings and its parish church, and offers a number of local facilities including a well-regarded primary school, recreation ground and next to the church, Godsell's Farm offers fresh milk, eggs, cheese and other locally sourced produce. Nearby, The Saxon Barn hosts regular farmers' markets, food events and community gatherings, adding life to the village throughout the year.

Community life is very active, with the Leonard Stanley Village Hall hosting a variety of clubs, social groups and events throughout the year including coffee mornings, film clubs and local gatherings. The village also benefits from

sports facilities, a playground and access to a network of footpaths that lead directly into the surrounding countryside.

For day-to-day shopping and additional amenities, the neighbouring village of Kings Stanley offers a Co-op, Post Office, takeaway and other local services, while the nearby town of Stonehouse provides a wider range of facilities including supermarkets and a mainline railway station with services to London Paddington. The vibrant market town of Stroud is also within easy reach and offers an excellent selection of independent shops, cafés, restaurants and the well-known award-winning farmers' market.

Surrounded by open countryside and with excellent connections to nearby towns and transport links, Leonard Stanley offers an appealing balance of village charm and everyday convenience.

## 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 office at 5 London Road, proceed along London Road and continue out of Stroud following signs for Stonehouse / A419. At the roundabout, take the appropriate exit towards Stonehouse and continue for a short distance.

Turn left signposted Kings Stanley and follow this road into the village. Continue through Kings Stanley, passing the village amenities, and follow the road out towards Leonard Stanley. Turn left into 'The Street' where the property will be found on the right hand side.

What 3 Words **///driven.occupy.motivates**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply /Water – Mains Supply/Sewerage - Mains Supply/Heating - Gas

## Local Authority

Stroud District Council, Stroud

Council Tax Band - D

## Our reference

NAI250354

6th March 2026

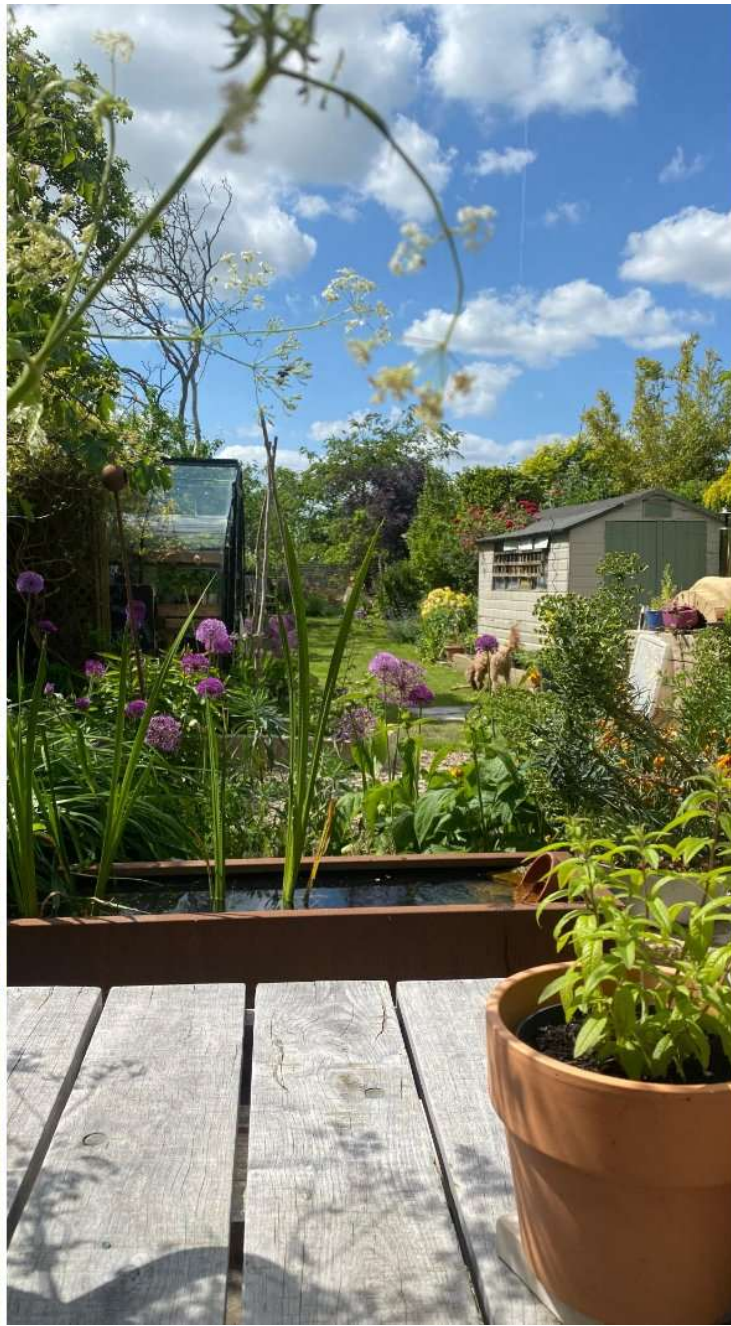
## We'd love to hear from you

5 London Road, Stroud, Gloucestershire, GL5 2AG

T: 01453 762306 /E: stroudvalleys@perrybishop.co.uk









## The Street, Stonehouse, GL10

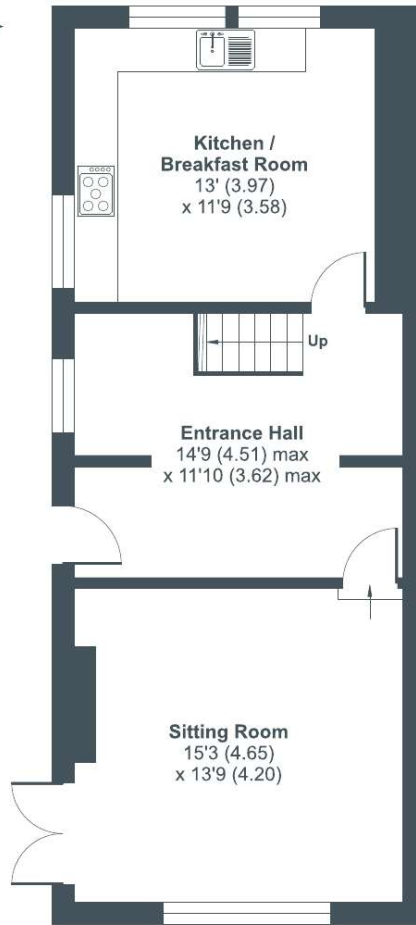
Approximate Area = 1296 sq ft / 120.4 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

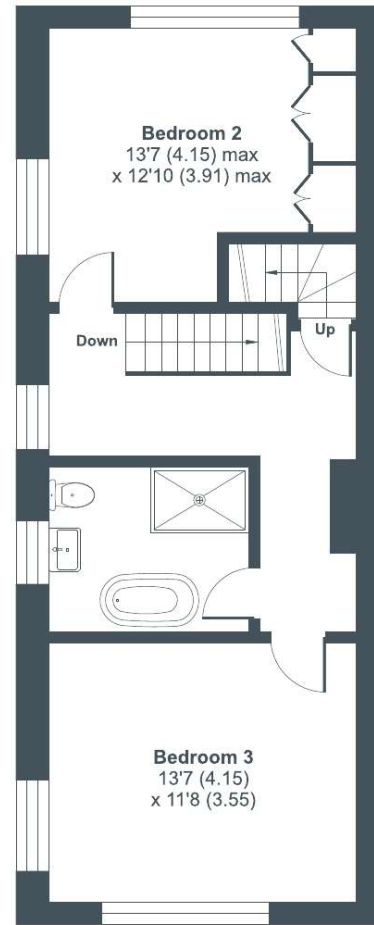
Total = 1448 sq ft / 134.5 sq m

For identification only - Not to scale

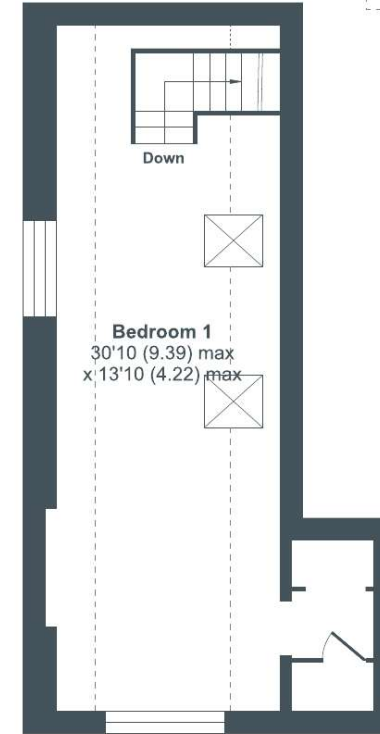
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Perry Bishop. REF: 1420646



[perrybishop.co.uk](https://perrybishop.co.uk)

**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.

