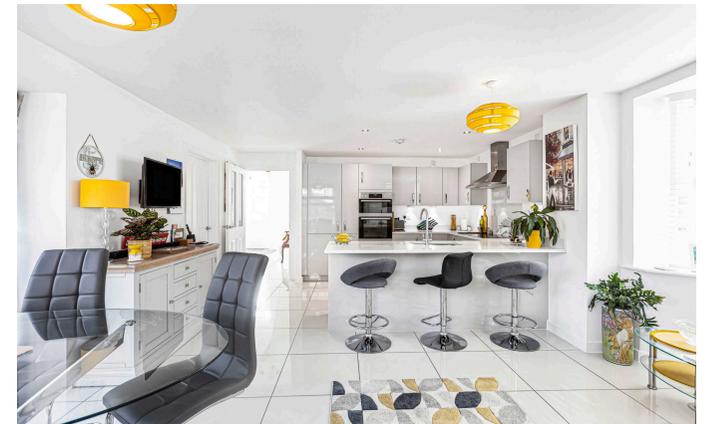


3 Stafford Close, Kings Stanley, Stonehouse, Gloucestershire, GL10 3GS



Overlooks green space & play area • Approx. 2,009 sq ft of modern living space • Five bedrooms (two with en-suites) • Open-plan kitchen/dining/family room • Separate lounge & study • Cloakroom & utility room • Landscaped garden • Double garage & driveway parking • EPC B

£625,000

3 Stafford Close,

Kings Stanley, Stonehouse, Gloucestershire, GL10 3GS

Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

About the property

Enjoying a prime position overlooking open green space and a children's play area, this beautifully maintained modern detached home sits in the sought-after village of Leonard Stanley. Offering an impressive 2,009 sq ft of stylish and versatile living space, it's perfectly suited for modern family life.

The spacious accommodation includes an inviting entrance hall, a generous sitting room, a separate study/dining room, a downstairs WC, and a stunning open-plan kitchen/dining/family room – the true heart of the home. There's also a practical utility room. Upstairs, you'll find five well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a contemporary family bathroom.

Finished to a high standard throughout, the property combines clean architectural lines with bright, modern interiors. Outside, the landscaped garden offers a fantastic space for entertaining or relaxing, while off-street parking and a double garage provide ample room for vehicles.

Leonard Stanley is a charming village that offers a peaceful rural setting with excellent access to local amenities and transport links. The village boasts a well-regarded primary school, Leonard Stanley CE Primary School, making it an ideal location for families. The local village hall serves as a hub for community activities and events.

For everyday conveniences, residents have access to local shops and services, including a Co-op store and Yew Tree Stores, providing essential groceries and goods. The nearby towns of Stonehouse and Stroud offer a wider range of shopping, dining, and leisure options, ensuring all needs are met.

Outdoor enthusiasts will appreciate the proximity to Five Acre Grove, a 12.3-acre nature reserve known for its ancient oak and ash woodland, offering tranquil walks and birdwatching opportunities. The village is also well-connected by public transport, with regular bus services linking Leonard Stanley to Stroud and Gloucester, and nearby train stations providing direct routes to London and Bristol.

This is a rare opportunity to enjoy village living with excellent access to local amenities and transport links – a superb home in an exceptional setting.

Agent's Note: We have been advised by the seller that there is an Estate Management Charge of £290 per

annum. This charge is a fee that is typically paid by homeowners to cover the costs of maintaining shared areas and facilities.

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.

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 and go straight ahead into Stafford Close.

What3Words: ///spirits.gobblers.object

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. We have been advised by the seller that there is an Estate Management Charge of £290 per annum. This charge is a fee that is typically paid by homeowners to cover the costs of maintaining shared areas and facilities.

Local Authority

Stroud District Council

Council Tax Band- F

Our reference

STRD/DH/MS/30042025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

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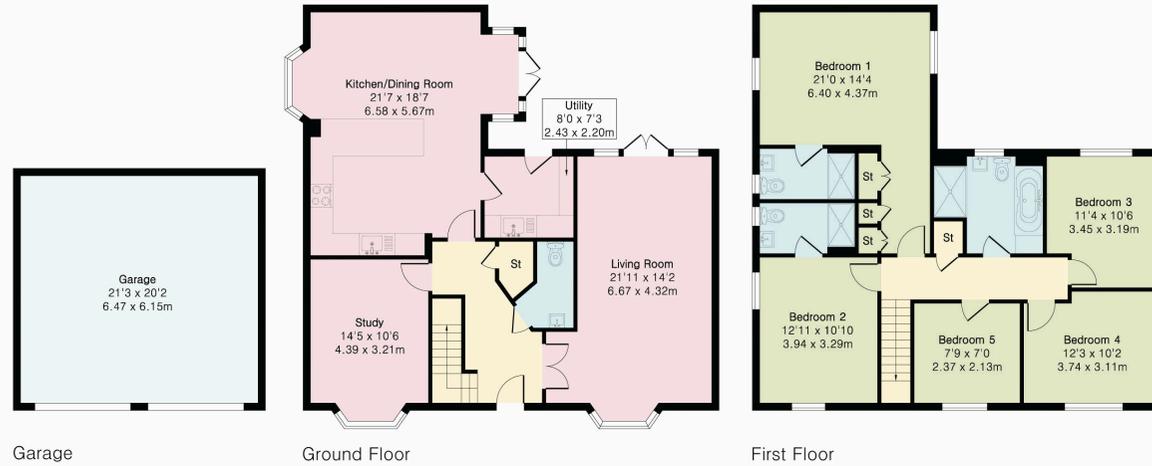


Approximate Gross Internal Area 2437 sq ft - 227 sq m

Ground Floor Area 1029 sq ft – 96 sq m

First Floor Area 980 sq ft – 91 sq m

Garage Area 428 sq ft – 40 sq m



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PROPERTY MADE PERSONAL



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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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.

Gloucestershire • Oxfordshire • Wiltshire

