



John Martin Gardens, Standish GL10 3WB
£538,000

NP naylor powell

John Martin Gardens, Standish GL10 3WB

- Grade II listed end terrace house situated in the grounds of the former Standish hospital
- Three light and airy generous bedrooms to include master with en-suite shower room
- Located on the Green Walk development in the sought after village of Standish
- Finished to a high standard throughout and tastefully decorated
- Rooftop terrace with views ideal for entertaining and additional seating area to the side

£538,000

Entrance Hall

uPVC door to entrance hall and uPVC double-glazed window to front elevation. Access to three bedrooms, bathroom, two storage cupboards and stairs rising to the first floor. Radiator.

Living Room

Two uPVC double-glazed windows to front and side elevation. Access to kitchen/diner. Two radiators.

Kitchen/Diner

Two uPVC double-glazed windows to rear elevation and one uPVC double-glazed window to side elevation. Range of wall and base units with integrated Neff appliances to include fridge/freezer, eye-level double oven, microwave, dishwasher and washer/dryer. Additionally, there is a Siemens five ring gas hob and sink with mixer tap and drainer. There is also a breakfast bar. Radiator.

Cloakroom

Low-level WC and wash hand basin. Heated towel rail.

Bedroom One

Two uPVC double-glazed windows to front and rear elevation. Access to en-suite shower room. Built-in wardrobe. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and walk in waterfall shower with two shower heads. Heated towel rail.

Bedroom Two

Two uPVC double-glazed windows to front elevation and uPVC double-glazed door to front. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bathroom

Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside

The property has two allocated parking spaces, one benefitting from an EV charging point. To the front is a patio area with steps to one parking space and bin storage. There is an additional external area that is ideal for seating. The property boasts a generous roof terrace that creates a great social space and a tranquil area to enjoy of an evening. There are far reaching views across Greenwalk and local countryside. The development itself poses plenty of opportunities for walks around the communal areas and has views across the River Severn.

Location

The property is located just on the edge of Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services.

Material Information

Tenure: Freehold.

There is an annual service charge of £918.00 paid to Complete Management - to be reviewed 1st April.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,308.23 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 21 Mbps (basic) and 1,800 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



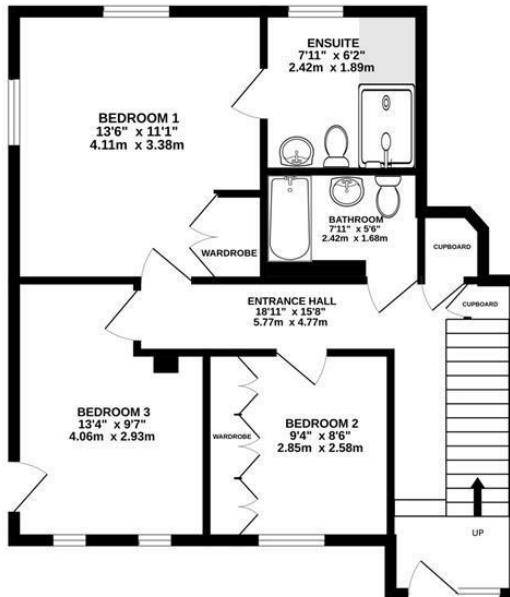
Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com
www.naylorpowell.com



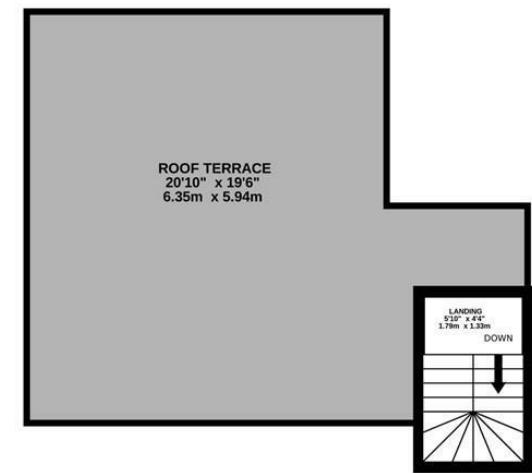
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
47 sq.ft. (4.4 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-91 A	B		
91-80 B	C		
80-69 C	D		
69-58 D	E		
58-46 E	F		
46-34 F	G		
34-0 G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

