



40 · JOHN MARTIN GARDENS · STANDISH · STONEHOUSE

MURRAYS
SALES & LETTINGS

40 JOHN MARTIN GARDENS
STANDISH
STONEHOUSE
GL10 3WB

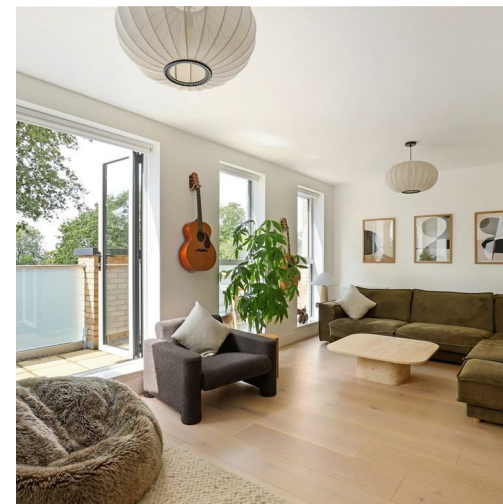
Occupying tranquil tucked away location with far reaching views towards The River Severn, this stylish, contemporary home offers adaptable accommodation with a high level of energy efficiency,

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 1

GUIDE PRICE £750,000

FEATURES

- Flexible living spaces
- 4 Bedrooms (one ground floor)
- 3 Bathrooms
- Open plan Kitchen/dining/sitting room
- Garage and EV charging
- Heritage Development
- Utility Room
- Solar panels
- Split Level Sociable Gardens, Balcony



DESCRIPTION

With approximately 8 years left on the NHBC warranty, this stylish detached residence was built with future proofing and energy efficiency in mind. Located in an area of outstanding natural beauty and backing on to protected land, the location of number 40 is arguably one of its key selling points. Since purchasing, the owners have landscaped the gardens to offer sociable outdoor entertaining areas, lighting and irrigation system for easy watering.

The flexible accommodation is positioned over three floors with the majority of the reception space located on the first floor. A ground floor double bedroom with ensuite shower room creates an ideal space for guests or older children, but could easily be a games room or office space. A utility room is located to the rear of the garage with access to the side of the house. Additional areas on the ground floor also include internal access to the garage, cloakroom and storage areas.

The first floor has a more open plan layout with the fitted kitchen effortlessly blending in to the dining area and with access to the rear garden. Tucked around the corner, on the opposite side,, the deceptively spacious sitting room opens out to a balcony with views towards The River Severn.

Three bedrooms are located on the top floor with the master benefitting from wall to wall wardrobes and a discretely positioned ensuite shower room. The additional bedrooms are serviced by the family bathroom.

Parking for three cars is available at the front of the house, together with an EV charging point and access to the garage.





DIRECTIONS

From Stroud travel west in the direction of Stonehouse and continue through Stonehouse towards Standish. At the last roundabout in Stonehouse, take the third exit heading right onto Horsemarling Lane, travel along this lane for half a mile before turning left into the Green Walk development. Continue past the shop taking the first turning on the right hand side. Continue along the main stretch until the road eventually turns up to the left. Number 40 can be found at the end on the right hand side.

LOCATION

The location of 40 John Martin Gardens is one of its key attributes, situated in a fabulous elevated position on the prestigious Green Walk development, with far reaching views towards the River Severn and beyond. The property is set in the perfect location for countryside walks with easy access to miles of public footpaths and canal paths.

Surrounded by glorious open countryside, the location offers rural tranquility, whilst still within easy reach of nearby business centres, the M5 motorway for commuting and a host of local amenities. Nearby Stonehouse has a good selection of independent retailers as well as a Co-op supermarket, Railway station, post office, cafes and restaurants. Stroud, Gloucester and Quedgeley are all within easy reach, offering excellent shopping and entertainment facilities.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Wycliffe and Hopelands Preparatory Schools are both within a 10 minute drive and there are sought after grammar schools in Gloucester, Stroud and Cheltenham.

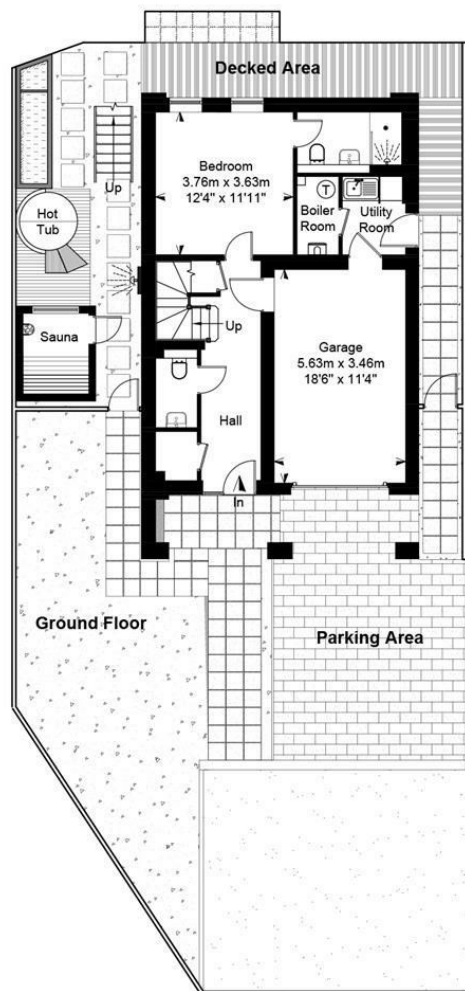
Ideally located for ease of access to the motorway, the M5 is a five minute drive away and mainline trains run into London Paddington from nearby Stonehouse station.

Motorway M5 J12 Stonehouse - 3 miles, Gloucester Railway Station - 9 miles, Stonehouse Railway Station - 1 mile, Cheltenham (central) - 16 miles, Bristol Airport BS48 3DY - approx. 40 miles. Distances are approximate.





40 John Martin Gardens, Standish, Stonehouse, Gloucestershire



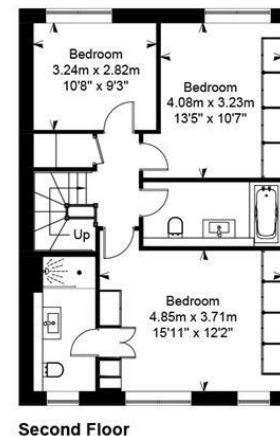
House
Garage / Utility Room
Total

Approximate IPMS2 Floor Area
163 sq metres / 1754 sq feet
26 sq metres / 280 sq feet
189 sq metres / 2034 sq feet

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Job No SP4185

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



Second Floor

MURRAY'S

SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

A

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas CH. Stroud District Council Tax Band E £2955.10 26/27 Ofcom checker: Broadband Standard 22 Mbps, Ultrafast 1800 Mbps. Mobile coverage: EE, 3, O2 and Vodafone all good outdoors. Solar Panels. Service charge £77.00 per month 2026

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Stroud office on 01453 755552