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The Green

Stone, GL13 9LB

Offers Over £975,000

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Council Tax: G





Porch House The Green

Stone, GL13 9LB

Offers Over £975,000





Property details

The accommodation is arranged across three floors and offers exceptional versatility. The layout naturally lends itself to guest accommodation, home-working requirements or potential income generation, with distinct areas capable of operating independently if desired. The welcoming entrance hall leads to a selection of elegant reception rooms. A formal dining room features attractive oak flooring, exposed timbers and a traditional fireplace, creating a warm and inviting atmosphere. Additional reception rooms provide generous living and entertaining space, linked by characterful architectural details and enjoying pleasant views across the village green.

At the heart of the home is a beautifully appointed country-style kitchen fitted with classic shaker cabinetry, a central island and range cooker. Overlooking the gardens, the kitchen offers ample space for informal dining and is further enhanced by a pantry and adjoining utility room. A practical boot room provides everyday convenience, while a striking home office with vaulted ceiling creates an inspiring workspace.

One of the property's most impressive features is the substantial vaulted family room. This exceptional space includes a mezzanine level, flagstone flooring and expansive proportions ideal for entertaining, family gatherings or leisure pursuits. A wet room and flexible dining or recreation area.

The first floor hosts four generous double bedrooms and a family bathroom. The principal suite is particularly impressive, featuring a spacious dressing area, luxurious en-suite bathroom with freestanding bath and walk-in shower. The second floor provides three additional bedrooms offering ideal accommodation for older children, guests or live-in support.

Outside, the enclosed rear garden provides a wonderfully private setting. A paved terrace creates the space for outdoor dining and entertaining, while the lawn, established planting and colourful borders have been thoughtfully maintained to create a peaceful and attractive environment throughout the seasons. Additional storage buildings and outbuildings add practicality, while the detached double garage benefits from independent vehicle access via a private lane.

Porch House presents a rare opportunity to acquire a substantial period home offering remarkable flexibility, timeless character and

extensive accommodation in a sought-after South of Gloucestershire village setting. Available with no onward chain, the property combines historic charm with modern lifestyle potential, making it ideally suited to a wide range of purchasers.

Important Notice: Whilst every effort has been made to ensure these particulars are accurate, they are provided for guidance only and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.The property is exempt from the requirement to provide an Energy Performance Certificate due to its listed status.

aml

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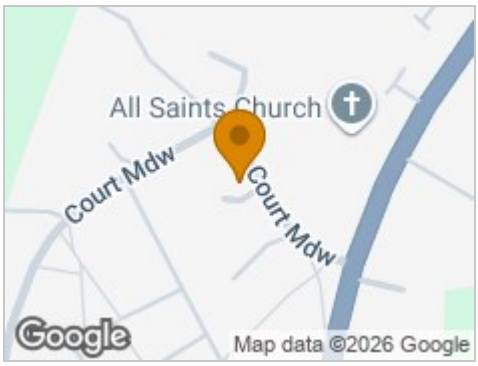








Road Map



Hybrid Map



Terrain Map



Floor Plan

Porch House, Stone, Berkeley, GL13 9LB

Approximate Gross Internal Area = 543.40 sq m / 5849.60 sq ft
Cellar Area = 22.90 sq m / 246 sq ft
Garage Area = 38.16 sq m / 410.75 sq ft
Total Area = 604.46 sq m / 6506.35 sq ft

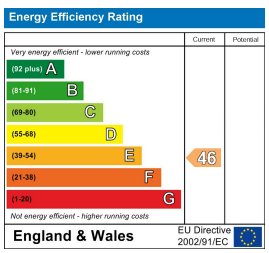


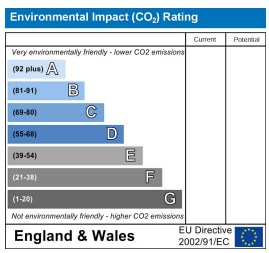
Illustration for identification purposes only, measurements and approximate, not to scale.

Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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