

62 Brimley, Stonehouse GL10 3NA

£299,950

naylor powell

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• Three/four bedrooms • Semi-detached property • Sought after village location of Leonard Stanley • Three reception rooms on the ground floor (one currently a bedroom) • Private rear garden • Driveway parking for three vehicles • CHAIN FREE • Freehold • Council tax band B (£1,938) • EPC Rating D60

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

01453 827640
stonehouse@naylorpowell.com
www.naylorpowell.com

Accommodation

The ground floor offers a spacious living room provides a versatile space for relaxing and entertaining, with exposed ceiling beams, a characterful brick fireplace complete with wood burner and plenty of room for seating. The living leads on to a well-equipped kitchen/dining room featuring a range of fitted units, wooden work surfaces, space for appliances and ample room for a table. There are two additional reception rooms, one of them a formal dining room and the other which is currently used as a bedroom, but could be a used as a playroom or home office.

The first floor offers three bedrooms, comprising a spacious principal bedroom and two further well-proportioned bedrooms. The rooms benefit from natural light through the windows, with a range of outlooks over the surrounding area. Completing the accommodation is a modern family bathroom fitted with a bath and overhead shower, wash hand basin set within a vanity unit and WC, complemented by contemporary tiling and useful storage.

Outside

The property benefits from a private rear garden featuring a paved patio area, gravelled sections and established planting, offering plenty of potential for outdoor dining, relaxing and further landscaping. The garden is enclosed by fencing and mature greenery, providing a good degree of privacy. To the front, there is a generous block-paved driveway providing off-road parking for multiple vehicles. Overall, the outside space offers a combination of practical parking and a private garden with scope for personalisation.

Location

The popular village of Leonard Stanley is situated approximately seven miles from the city of Gloucester and around thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway just three miles away. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service. The property is a short journey to Stonehouse where local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. 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.

Material Information

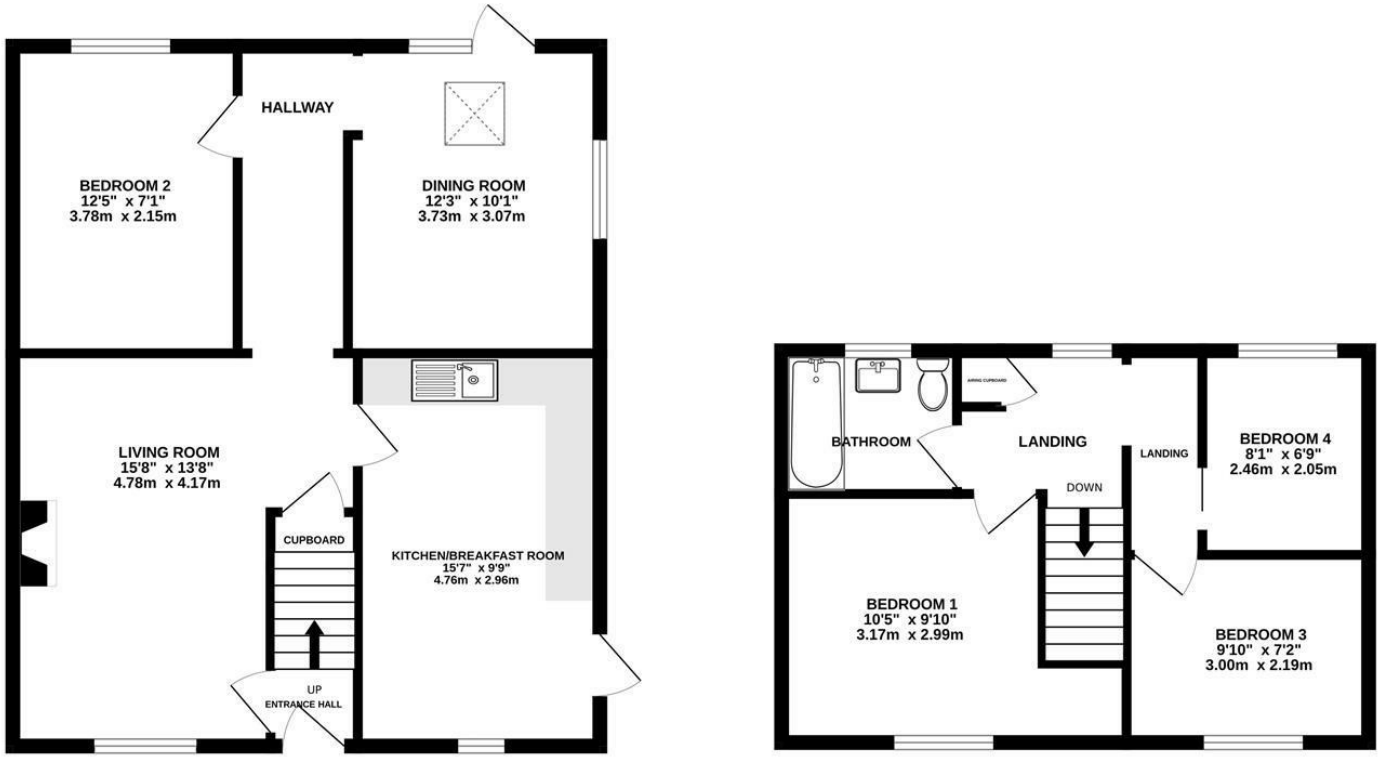
Tenure: Freehold
Council tax band: B
Local authority and rates: Stroud District Council - £1879.41 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: Basic 6mb, Superfast 80mb, Ultrafast, 10000mb, Overall 10000mb
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



62 BRIMLEY

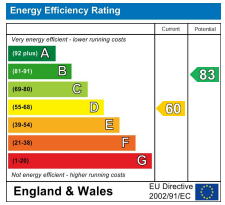
TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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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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.



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