



**HUNTERS®**  
HERE TO GET *you* THERE

The Nursery, Kings Stanley, Stonehouse | £525,000  
Call us today on 01453 764912





## Energy rating and score

This property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

**Hunters Estate Agents are delighted to offer this four bedroom link-detached family home located in the popular village of King's Stanley. Built in 2015/2016, the property comprise of an entrance hall, cloakroom, fitted kitchen and open plan sitting/dining room to the ground floor. The first floor has 4 bedrooms, en-suite and the family bathrooms. Further benefits include front & rear garden, brick paved driveway, garage, gas central heating, UPVC double glazing and solar water heating.**

#### SITUATION

The property is located in Kings Stanley which is a very popular village served by a number of local facilities including a post office, Co-operative supermarket and sports club with bar and playing fields incorporating a part-time coffee shop. The local village pub (The Kings Head) is soon to reopen. There is a thriving local primary school, a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has further comprehensive amenities which including main line rail links to London Paddington.

#### ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor with recess beneath, radiator and wooden flooring.

#### CLOAKROOM

WC, sink with mixer tap, radiator, extractor fan, wooden flooring and UPVC double glazed & frosted window to side.

#### KITCHEN/BREAKFAST ROOM

13'9" x 10'2"

Good range of wall, floor & drawer kitchen units, granite rolltop work surfaces, double belfast sink with mixer tap, space for washine machine, range cooker & fridge-freezer, built-in dishwasher, splashback tiling, tiled flooring, extractor fan and a UPVC double glazed window to front.

#### SITTING/DINING ROOM

26'2" max x 24'7" max

Maximum demensions overall.

#### DINING ROOM AREA

UPVC double glazed window to rear, wooden flooring and a radiator.

#### SITTING ROOM AREA

UPVC double glazed window & french doors to rear, radiator, TV point, phone point, wooden flooring and cupboard containing Worcester boiler & hot water cylinder.

#### FIRST FLOOR LANDING

UPVC double glazed window to side, storage cupboard, radiator and access to loft space.

#### BEDROOM ONE

12'1" x 9'6"

UPVC double glazed window rear with views, radiator and TV point.

#### EN-SUITE

WC, vanity sink with mixer tap, walk-in shower, rainwater shower of mains, heated towel rail, extractor fan, splashback tiling and a UPVC double glazed & frosted window to side.

#### BEDROOM TWO

20'8" x 8'10"

UPVC double glazed windows to front & rear with views and two radiators.

#### BEDROOM THREE

13'1" x 8'6"

UPVC double glazed window to front and a radaitor.

#### BEDROOM FOUR

11'1" x 9'6"

UPVC double glazed window to front and a radaitor.

#### BATHROOM

WC, vanity sink with mixer tap, panelled bath, shower off mains, shower glass, splashback tiling, extractor fan, heated towel rail and a Velux window.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits

include patio area, decking area outside lighting, shed, bedding areas and gates side access to the front.

The front is laid to lawn with hedge/fence borders, bedding areas, outside lighting, outside tap and gated side access to rear.

#### GARAGE

9'2" x 17'4"

Up & over door, power and lighting.

#### OFF-STREET PARKING

Brick driveway suitable for the parking of 1-2 vehicles.

#### SOLAR WATER HEATING

The property benfitis from solar water heating which are owned by the property.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is D.

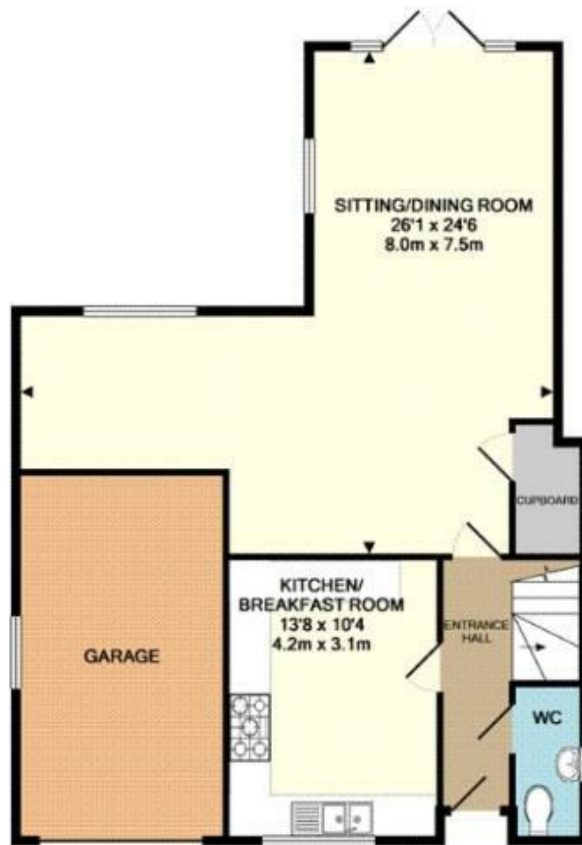
#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

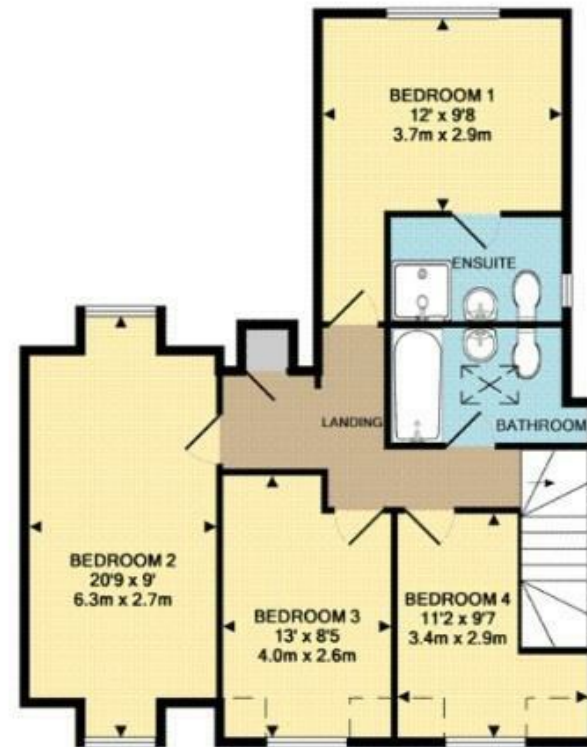
#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.





GROUND FLOOR  
APPROX. FLOOR  
AREA 836 SQ.FT.  
(77.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 704 SQ.FT.  
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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