



FOR SALE
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KINGLEY COTTAGE

KINGLEY COTTAGE, PAGANHILL LANE STROUD, GL5 4JH

The Property

A charming example of Grade II listed three storey Cotswold stone detached cottage. Set on the outskirts of Stroud, having a wealth of amenities a short walk from the cottage. Kingley Cottage is a very handsome home that has been sympathetically restored by the current owners over the last 6 years. From the moment you arrive you are welcomed by a reel homely feeling throughout.

On approach from the rear a driveway with parking for three cars along with a detached small single garage. A garden gate leads you into the grounds, a pathway leads to the property with a lovely sun terrace opening to lawn garden with raised beds providing a wealth of mature shrubs. This garden is perfect for those summer gatherings. A glass veranda/boot room leads into the entrance with downstairs cloakroom, opening into a formal hallway. Front door which is rarely used due to such an ease of access from the rear. Stairs lead to the first floor, access to the cellar, doors leads to the fitted kitchen, sitting & family room.

A delightful modern fitted kitchen with wooden worktops and views to the garden a wealth of base and wall mounted cabinets with integral appliances. A great amount of work surface perfect for a busy family. A lovely dining room with exposed brick fireplace, window to the front. Currently housing a dining table for six at ease. A stunning family/sitting room on two levels with windows to the front and rear overlooking the garden.

From the hallway an enclosed door with steps leads down to two cellar rooms all with hard standing, vent and window to the front. A great amount of space that could be converted to further rooms such as a gym, playroom or home cinema room. Currently a blank canvas.

Stairs lead to the first floor to an L shaped landing, two lovely double bedrooms to the rear with views to the garden. To further double bedrooms to the front all have a wealth of character and natural light and are beautifully decorated. This floor is complimented by a beautifully presented four-piece family bathroom suite. The perfect relaxing space to light the candles, relax in the bath with a glass of wine and a good book.

Further staircase leads to a fantastic loft space with landing, ideal study area and two great rooms. This was converted many years ago so does not comply with current building regulations so described as loft space. The current owners used these two rooms as bedrooms. Both already have Velux windows to the rear.

The property offers a wealth of space throughout and has been restored beautifully. The location offers incredible convenience with wonderful walks along the canal. An ease of access to a variety of schools. Also, an easy bike ride or walk to the town and train station. A great cottage that has a warm homely feeling from the moment you walk in.





Outside

Gardens

The gardens to the rear are all enclosed with an ease of access to the driveway from the garden gate. Also access to the front of the property from a side gate. A paved pathway leads to the sun terrace, with lighting on the pathway a small brick wall to the side enclosing a raised border with a wealth of mature shrubs inset.

To the main it is all laid to lawn great for family gatherings or playing area for children especially as you can see from the kitchen and living space. The sun terrace provides perfect space and ease of access to the house for those summer barbecues.

To one side a lovely walled backdrop perfect for climbing shrubs. A garden the whole family can enjoy. To the front the garden is all enclosed with a lawned frontage.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating





Location

Paganhill is a popular area, North West of Stroud. This location allows for easy access to several good schools and the amenities of Cainscross. Walking distance of convenience stores and bus stops. Also a short walk to the lovely Stratford park, perfect for a Sunday afternoon walk or family picnic. Stroud town is within a 15 minute walk.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Has been described as "The Covent Garden of the Cotswolds". A short walk or cycle to the town and railway. Stroud is a well-known centre for arts and crafts. The weekly Farmers Market voted the best in the country and the newly completed indoor Five Valleys shopping centre; An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark .

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse.

Good transport links with London Paddington direct by train with an approximate 90 minutes journey from Stroud. Easy access by car to Gloucester and Cheltenham and a short distance to M5 motorway north and south bound.



Directions

From central island in Stroud take the A419 on the Cainscross road passing Malvern Tyres and Homebase. Follow this road passing Stroud High and Marling School on your right. Continue to the island known as Cainscross island. Take your second exit and then immediately turn right down by Fortune Takeaway, road is called Brewery Cottages, follow the road around keeping to the lane to right of Cainscross Car park, Kinsley Cottage is on the right denoted by our for sale board. Please park at the rear of the property next to our for sale board.





Paganhill Lane, Stroud, GL5

Approximate Area = 2002 sq ft / 185.9 sq m

Limited Use Area(s) = 184 sq ft / 17 sq m

Garage = 140 sq ft / 13 sq m

Total = 2326 sq ft / 215.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1070342

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