



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



16 , DYEHOUSE, FIELD, KINGS STANLEY, STONEHOUSE, GL10 3QR

The Property

A Beautifully Appointed Four-Bedroom Detached Family Home in Kings Stanley

Located in the sought-after village of Kings Stanley, this superb four double bedroom detached home is perfectly positioned among other substantial residences, fronting a charming green with mature trees and open countryside beyond. Built in 2017 by the highly regarded Lioncourt Homes, this property offers exceptional family accommodation and benefits from a double garage and thoughtfully landscaped garden.

To the front, a neat lawn and a low-maintenance pathway lead to the front entrance, sheltered by a traditional storm porch.

Step inside to a spacious and welcoming entrance hall, giving access to the main reception rooms, under-stairs storage, a practical downstairs cloakroom, and stairs rising to the first floor.

At the front of the home, a cosy bright snug provides the ideal space for a reading room, children's playroom, or teenage retreat, with views across the green. The generous sitting room to the rear is a wonderful family hub, with French doors opening directly onto the sun terrace and rear garden, perfect for entertaining or relaxing.

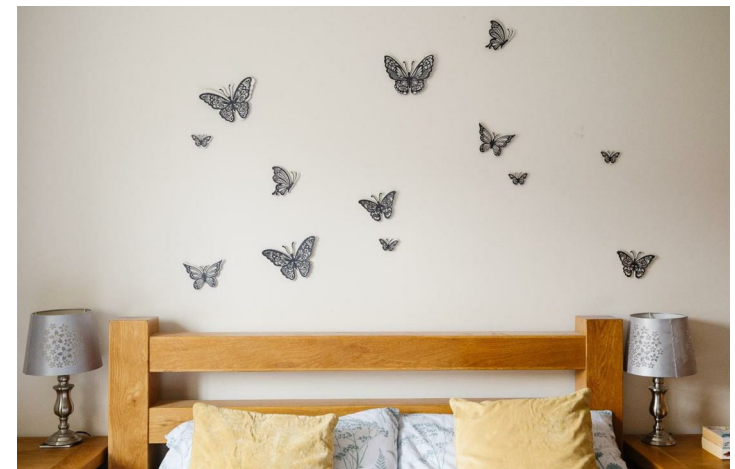
The heart of the home is the open-plan kitchen and dining room, bathed in natural light from windows on three aspects. Thoughtfully designed, the kitchen features a range of sleek grey base and wall units with ample worktop space, two built-in eye-level ovens, a five-ring gas hob with extractor, and integrated fridge/freezer and dishwasher. This space flows beautifully into a large dining area with delightful views, comfortably accommodating a six-seater dining table.

Adjacent to the kitchen is a separate utility room with a base unit, worktop, space for appliances, and access to the rear garden—ideal for busy family life.

Upstairs, the galleried landing leads to four generously sized double bedrooms, a family bathroom, airing cupboard, and access to the loft.

The master bedroom enjoys views over the green and surrounding countryside, offering plenty of space for freestanding furniture and a private en-suite shower room with double shower cubicle, vanity sink unit, and WC. The three further double bedrooms are all light and airy with attractive outlooks, and the stylish family bathroom completes the accommodation, featuring a bath, vanity sink, and low flush WC.

This exceptional family home combines generous living space, modern finishes, and a peaceful setting in a vibrant village community. Conveniently located close to Stroud and Stonehouse, with local amenities and excellent transport links nearby, this is an ideal home for growing families.





Outside

Gardens & Outside

To the rear, the property enjoys a fully enclosed garden, thoughtfully landscaped with a sun terrace directly accessed from the sitting room—perfect for outdoor dining and relaxation. Beyond lies a level lawn bordered by mature planting, with a pathway that continues around to the side of the home. This additional side garden area offers an ideal spot for a play space, garden shed, or vegetable beds, and includes a gate providing convenient access back to the front.

At the front, neatly maintained lawns flank the central pathway, with well-established shrubs lining the boundaries. The property enjoys an attractive open aspect, overlooking a central green—an ideal space for children to play and enjoy the outdoors.

The home is approached via a smart block-paved driveway, leading to a generous double garage with twin up-and-over doors, lighting, power supply, and valuable overhead storage in the roof rafters. Ample parking is available for up to four vehicles on the drive in front.



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 E and EPC rating B





Location

Located in the well regarded village of Kings Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Directions

From junction 13 of the M5, At the roundabout take the third exit off of the junction towards Stroud and Stonehouse connecting to the A419. Then continue straight over the next two roundabouts continuing on the A419. At the next roundabout, take the third exit, and after a short distance, turn right onto Cotswold Way. Continue over the River Frome and take the left turning onto St Georges Avenue which becomes Church Street and then High Street. Turn left, continuing on High street then, at the roundabout take the third exit onto castle street. Continue on castle street which then becomes Dyehouse Field. Continue Following the road and take your second left, where the property is situated on the right hand side as denoted by our for sale board.



Dyehouse Field, Kings Stanley, Stonehouse, GL10

Approximate Area = 1456 sq ft / 135.3 sq m

Garage = 403 sq ft / 37.4 sq m

Total = 1859 sq ft / 172.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1234635

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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