



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# DISCREETLY MARKETING, STONEHOUSE, GL10 3QR

## *The Property*

Immaculate Four-Bedroom Detached Family Home in the Heart of Kings Stanley

Set within the desirable village of Kings Stanley, this beautifully presented four-bedroom detached home enjoys a prime position among other quality residences, overlooking a peaceful green with mature trees and far-reaching countryside views. Built in 2017 by the respected Lioncourt Homes, the property offers spacious and stylish family living, complete with a double garage and enclosed rear garden.

At the front, a neat lawn and easy-care pathway lead to the welcoming entrance, sheltered beneath a classic storm porch.

Inside, a generous entrance hall sets the tone, providing access to the main living areas, a handy under-stairs storage cupboard, a cloakroom, and stairs to the first floor.

To the front of the home, a light-filled snug offers a versatile space, perfect as a home office, children's playroom, or teenage hangout, with lovely views across the green. To the rear, the large sitting room is a true family haven, featuring French doors that open directly onto the sun terrace and garden, ideal for relaxing or entertaining.

The dining kitchen is flooded with natural light, thanks to windows on three sides. The kitchen is fitted with sleek grey cabinetry, generous worktop space, twin eye-level ovens, a five-burner gas hob with extractor, and integrated appliances including a fridge/freezer and dishwasher. The adjoining dining area easily accommodates a six-seater table and enjoys charming views over the garden.

A separate utility room just off the kitchen provides additional storage, space for washing machine and tumble drier, and direct access to the garden, perfect for busy family routines.

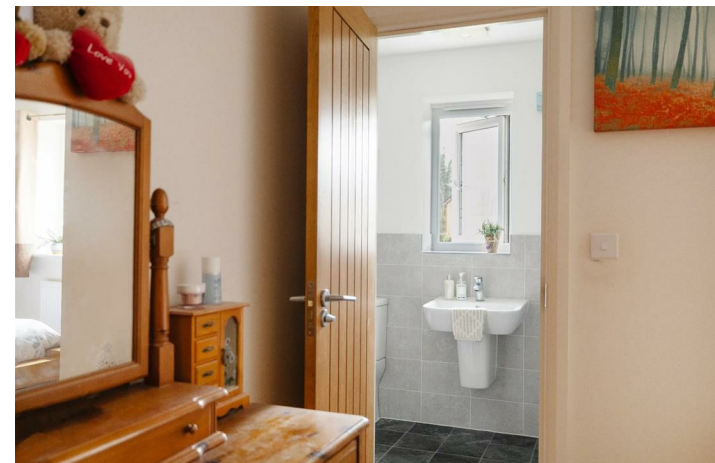
Upstairs, a landing leads to four double bedrooms, a family bathroom, an airing cupboard, and loft access.

The master bedroom boasts picturesque views over the green and open countryside, along with ample space for furniture and an en-suite featuring a double shower, vanity unit, and WC. The three further double bedrooms are all bright and well-proportioned, each with attractive views. The family bathroom is finished to a high standard with a full-sized bath, vanity sink, and WC.

Offering a perfect blend of generous proportions, modern design, and village charm, this exceptional home is ideally located within easy reach of Stroud and Stonehouse. With local amenities, excellent schools, and superb transport links nearby, it's the ideal setting for family life.

Stamp duty at £564,950

First time buyers and home movers £18,247, additional property £46,495









# Outside

## Gardens & Outside

To the rear, the property boasts a fully enclosed garden, thoughtfully designed for both relaxation and practicality. A terrace, accessed directly from the sitting room, creates the perfect setting for alfresco dining and summer lounging. Beyond, a level lawn is bordered by mature planting, while a side pathway leads to an additional garden area, ideal for a children's play zone, vegetable beds, or a garden shed. A side gate offers convenient access back to the front of the property.

At the front, well-kept lawns frame the central pathway, with mature shrubs adding privacy and character along the boundaries. The home enjoys an appealing open outlook across a central green, offering a safe and scenic spot for children to play and enjoy the outdoors.

A smart block-paved driveway provides a welcoming approach, leading to a spacious double garage with twin up-and-over doors, power, lighting, and useful overhead storage. The drive offers ample parking for up to four vehicles.



## 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

Situated in the highly regarded village of Kings Stanley, this property enjoys a range of local amenities just a short walk away, including a primary school, tennis court, cricket club, social club, and village church. Day-to-day needs are well catered for with a local supermarket/post office and hairdresser also nearby.

The neighbouring town of Stonehouse offers an even wider selection of facilities, including additional supermarkets, a butcher, schools, and a post office. For commuters, Stonehouse railway station provides a direct service to London Paddington, while Junction 13 of the M5 motorway is just three miles away, ensuring excellent transport links.

The market town of Stroud is also within easy reach and offers a broader choice of shops, schools, and leisure facilities, as well as its renowned weekly farmers' market—frequently awarded for its quality and variety.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

01453 703303  
homes@ajeaglos.co.uk  
www.ajeaglos.co.uk  
rightmove

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