



**SawyerS**  
Sales & Lettings

**4 Gardeners Way, Kings Stanley, Stonehouse,  
Gloucestershire, GL10 3HD  
Price £350,000**



## 4 Gardeners Way, Kings Stanley, Stonehouse, Gloucestershire, GL10 3HD

**A well presented and proportioned, light and airy two double bedroom detached bungalow positioned within a private no through road in Kings Stanley. Living/dining room, stylish kitchen/breakfast room, utility and re-fitted shower room. Outside you will find gardens and off road parking. No Chain.**

**Sawyers Estate Agents** are delighted to bring to the market this well presented and proportioned, light and airy two double bedroom detached bungalow positioned within a private no through road in Kings Stanley. This much-loved home has been improved in recent years and now provides an impressive kitchen/breakfast room with stylish fitted units, useful utility, generous living/dining room, two double bedrooms and shower room. Benefits include double glazing and gas central heating. The garden is of particular note having been landscaped and well stocked, giving you a pleasant area to sit out and enjoy the sunshine. Off road parking. No Chain.

**Amenities:** The property is located within the historic village of Kings Stanley where there are several small shops, Post Office, primary school, inn, a playground, sports field and Parish Church. This location allows for easy access to both Stonehouse Railway Station and the shops and amenities of Stonehouse and Stroud Town Centre's. There are Spar and Co-op convenience stores, with Sainsbury's a short distance away along the A419 on the western edge of Stroud.

Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

### Entrance Hall

Double glazed door to front, double glazed window to side, access to loft, two double full length fitted wardrobes housing the boiler and providing ample storage, radiator and laminated floor.

### Living/Dining Room 6.39m (21'0") x 3.59m (11'9")

Coving, double glazed patio doors to rear, double glazed window to rear and double glazed windows to both sides, electric wall mounted heater, wall light points, two radiator, television point and telephone point.

### kitchen/Breakfast Room 3.58m (11'9") x 3.16m (10'4")

Double glazed window to side, stylish and modern range of fitted wall and base units complemented with block edged edge works surfaces, display unit, wine rack, full height pull out larder drawer, under unit lighting, ceramic single drainer sink with mixer tap, splash backs, built in electric hob with oven under and filter hood over, space for fridge, radiator, telephone point and door to utility.

### Utility 1.95m (6'5") x 1.22m (4'0")

Double glazed door to side, double glazed windows to side and rear, plumbing for washing machine and space for freezer.

### Bedroom One 4.49m (14'9") Including Wardrobes x 3.18m (10'5")

Double glazed window to front, double glazed window to side, radiator, built in double wardrobe with sliding doors.

### Bedroom Two 3.36m (11'0") x 3.06m (10'0")

Double glazed window to front, double glazed window to side. Radiator.

### Shower Room 2.46m (8'1") x 1.63m (5'4")

Double glazed window to side, low level W/C, wash hand basin set on vanity unit, walk in shower area, part tiled walls, chrome heated towel rail, further electric wall heater and shaver point.

### Front

Mainly laid to gravel with flower borders, paved paths to both sides giving gated access to rear, off road parking, outside lighting and double outdoor sockets.

### Rear/Sides

Pleasant enclosed landscaped garden being laid to patio/seating area's, well stocked mature flower borders, artificial lawn, further gravelled area's, greenhouse, space for garden shed, outside tap and outside security lighting.

### Agents Note

We are advised that there is a monthly service charge to cover the maintenance of the private road and communal areas of £26.00 per month. Residents/homeowners make up the association.

(These figures are subject to change and should be checked by your legal advisor)

### Material Information

Title Number: GR422866  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: C  
Annual price £2,009 (2024/25)  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: No Risk  
Mobile coverage: EE, Vodafone, Three, O2  
Broadband Speed: Basic (10 Mbps) Superfast (80 Mbps)  
Satellite/Fibre TV Availability: BT, Sky.

### Selling Agent

Sawyers Estate Agents  
17 George Street  
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Gloucestershire  
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### Local Authority

Stroud District Council - Band C

### Directions

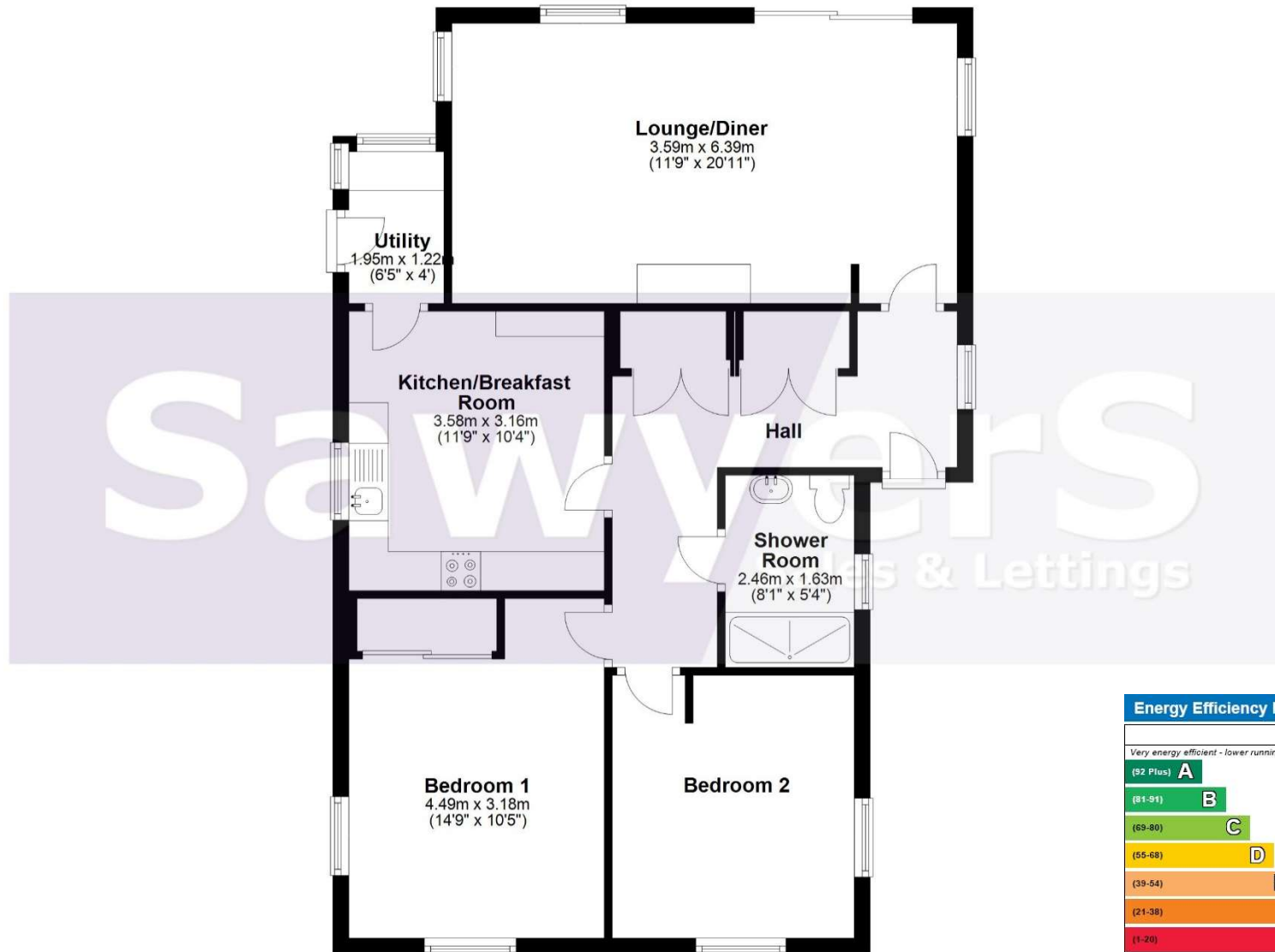
For SAT NAV use: GL10 3HD

Leave Stroud via the A419 Ebley bypass heading towards Stonehouse, at the traffic lights turn left into Ryeford Road sign posted King Stanley/Leonard Stanley. Continue along St Georges Avenue and into Church Street. Turn right into Gardeners Way, where the property will be found on your left hand side, clearly identified by our 'For Sale' board.

*Please note that the property is located within a Private road and we kindly request that all viewings be by prior appointment only.*

## Ground Floor

Approx. 80.2 sq. metres (862.7 sq. feet)



Total area: approx. 80.2 sq. metres (862.7 sq. feet)

Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

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>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



