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4 Stream Cottages Kings Stanley,
GL10 3QG

Price Guide
£470,000



DELIGHTFUL TWO BEDROOM SEMI-DETACHED COTTAGE IN IDYLIC VILLAGE LOCATION, OUTSTANDING VIEWS TOWARDS SELSLEY COMMON AND SURROUNDING FIELDS, GOOD SIZED-DRIVEWAY PLUS GARAGE, LARGE GARDENS WITH SECONDARY GATED ACCESS TO ROAD, PLEASANT SEATING/DECKING AREA, ENTRANCE PORCH, KITCHEN/BREAKFAST ROOM, LIVING ROOM, STUDY/OFFICE, FIRST FLOOR BEDROOM, BATHROOM, TOP FLOOR BEDROOM WITH SUPERB VIEWS, ENERGY RATING: E.

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SITUATION

This property is situated in Middledyard which is a small village on the outskirts of King's Stanley, within walking distance of Sesley Common. The village of King's Stanley is less than a mile away and provides Co-op shop, village hall, playing field and smaller facilities with the town of Stroud being approximately 2 miles away which offers a wide variety of shops and facilities. Middledyard offers a variety of country walks with the Cotswold Way running directly through it, bus routes, Church, and an overall stunning place to live.

DIRECTIONS

From King's Stanley, proceed in an Easterly direction on Broad Street, towards Sesley Common. Passing the Baptist Church on the left hand side, proceed 150m and a turning on the right will lead to the property, signposted "Stream Cottages". Number 4 will be located up the drive, on the left. Secondary access can be found a further 25m down the road on the right which provides access through five bar gate leading to garden.

DESCRIPTION

This property has been in the same ownership for over 17 years. There are only a handful of properties in this tucked away location with number 4 not only benefiting from vehicular access from the road with generous parking but also a larger than average garden. The gardens are a particular feature which have elevated hard-standing seating/decking area overlooking the beautiful gardens and surrounding fields, leading to laid to lawn and secluded areas with quiet stream running close to the boundary five bar gate. Internally, the property briefly comprises; entrance porch, kitchen/breakfast room, living/dining room with balcony to rear. On the first floor is bedroom two and spacious bathroom with top floor having master bedroom. On the lower tier of the property is a further office/study. This is truly a unique and individual property and must be seen to fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

With glazed windows and door, leading to:

KITCHEN/BREAKFAST ROOM 4.14m x 3.36m (13'6" x 11'0")

Fitted kitchen with base and wall units, roll top laminate work surface over, space for Range gas oven with extractor over, space for American fridge freezer, tall radiator, space and plumbing for washing machine and dishwasher, ceramic sink and drainer, double glazed windows to side and front, vaulted ceiling with double glazed roof light, door to:

LIVING/DINING ROOM 7.75m x 3.69m narrowing to 2.83m (25'5" x 12'1" narrowing to 9'3")

Two radiators, double glazed window to side, double glazed window and door to balcony, woodburner, stairs to lower floor, stairs to first floor.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, stairs to top floor.

BEDROOM TWO 3.69m (max) x 3.64m (12'1" (max) x 11'11")

Two double glazed windows to rear, radiator.

BATHROOM

Bath with shower off tap, shower cubicle with mixer, double glazed windows to side and front, radiator, vanity wash hand basin.

ON THE TOP FLOOR

BEDROOM ONE 4.03m x 3.45m (13'2" x 11'3")

Built in wardrobe, double glazed roof light, under eave storage, radiator.

ON BOTTOM FLOOR

OFFICE/STUDY 3.69m (max) x 3.64m (12'1" (max) x 11'11")

Window to front, door to side, stairs to upper floor.

EXTERNALLY

The property is access via tarmac driveway leading to ample parking area with GARAGE which has further

storage/workshop area below. There is a flagstone patio area and wooden decking area with canopy over. Steps lead to the lower decked area and laid to lawn gardens with various flower beds, borders, shrubs, trees, small stream and five bar wooden gate leading to secondary access.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2,202.35 payable).

Gas central heating.

Planning permission for the garage was granted and the vendors are in the process of obtaining a completion certificate.

There was also a previous planning application granted for a three storey extension to side.

AGENTS NOTE TWO

The current owners will apply a restriction upon completion to limit only one property being able to occupy this plot. This would not limit any extensions or alterations to the existing property, as long as it remains only one dwelling.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

