



SALES & LETTINGS



The Green, King's Stanley, Stonehouse Gloucestershire GL10 3JB

Offers in the Region of £350,000

- Unique, Detached Former Artists' Studio in Central Village Location
- Wonderful Light Throughout
- Two Bedrooms
- Large, Versatile Living Space
- Fitted Kitchen/Breakfast Room
- Shower Room and Ensuite WC
- Low Maintenance Garden
- Off Road Parking for Two Cars

The Property

TG Sales and Lettings are delighted to present to the market this CHAIN FREE, unique, DETACHED TWO BEDROOM SINGLE STOREY home, tucked away behind the village green, in the heart of the popular village of King's Stanley. Belvedere Studio has been converted into a comfortable and contemporary residence from a former artists' studio. The property is a blank canvass for the next lucky caretaker. Flooded with natural light throughout, there is also a pretty, low maintenance garden and off-road parking for two vehicles to complete this exciting package.

Upon entering Belvedere Studio, a bright hallway leads you to the living room, kitchen/breakfast room, bedroom two, and the shower room. The living room is undoubtedly the star of the show with light pouring in from two windows, skylights and patio doors to the garden from the further adjoining hallway. This versatile space could be utilised or reconfigured in different ways to tailor to your needs. The smart, bright kitchen also benefits from a skylight and double aspect windows and provides a modern range of wall and base units with wooden worksurfaces, newly laid vinyl tiled flooring and integral appliances including oven, hob and hood, washing machine and full height fridge and freezer. There is space for a dining table and a door leads out to the garden. The two bedrooms are found to the front and rear of the property and are served by a shower room and ensuite WC.

Outside, the low maintenance garden is mostly paved and can be accessed from the kitchen and from the front of Belvedere Studio, down a gravelled side area with further flower/shrub beds offering colour and interest. A raised bed with flagstones inset offers a pretty space with a sunny aspect, for your table and chairs set and there is a tucked away area for you to store your bins. To the front lies the gravelled parking area for two vehicles.



Situation

King's Stanley is a village to the south of Stonehouse and southwest of the town of Stroud. The village is part of what is known locally as 'The Stanleys', along with its neighbours Leonard Stanley and Stanley Downton. It is set underneath the escarpment of Selsley Common and Stanley Woods and this gives fabulous views of the higher ground, especially from the Marling Close recreation field. It is ideally located, only 3 miles from Junction 13 of the M5 and quietly off the A419 Ebley bypass between Stonehouse and Stroud. Within the village itself are many local amenities including a village newsagent, Co-op, post office, hairdressers, and a village hall with playing fields. There are also local infant and junior schools as well as pre-schools. There is an abundance of countryside walks close by with great access to the Cotswold Way walking trail.

Directions

To the right of King's Stanley's 'The Green', take the small lane to the right-hand side and the property can be found a short distance along, on the left.

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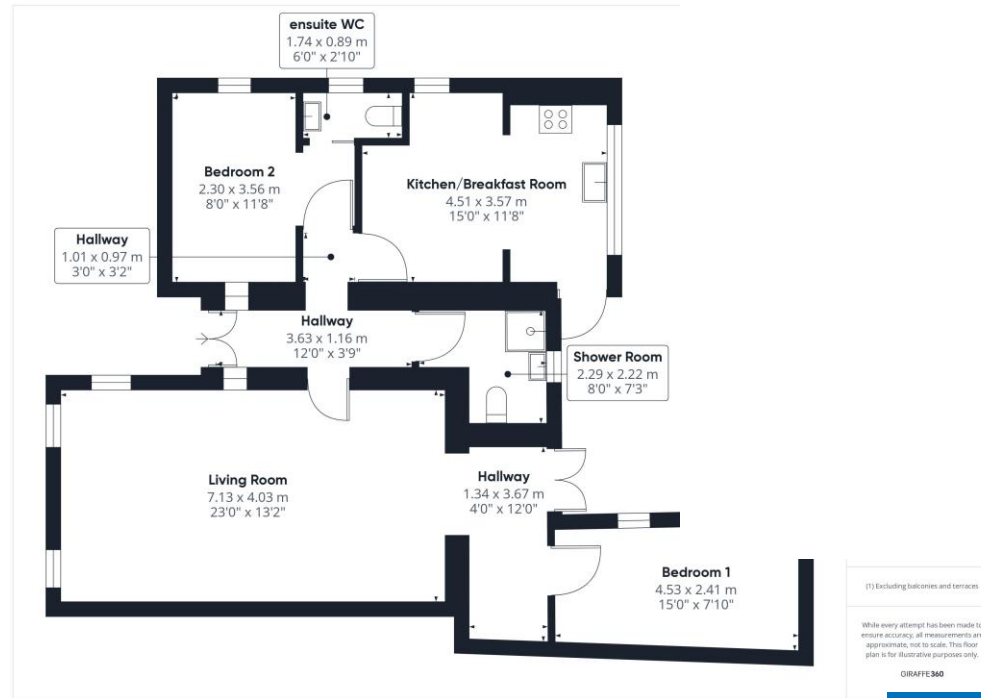
Tenure Freehold

Local Authority Stroud District Council

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	78 C	78 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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