

TG

SALES & LETTINGS



Brockley Road, Kings Stanley, Stonehouse
Gloucestershire GL10 3HF

£350,000

- Well Presented 3 Bedroom Chalet Style Bungalow
- ****CHAIN FREE****
- Three Receptions
- Shower Room and Ensuite
- Well Planted Ornamental Garden
- Private Driveway and Garage
- Garden Cabin/Office
- Popular Village Location

The Property

We are delighted to bring to the market this well presented 3-bedroom chalet style bungalow, set in the heart of the popular village of Kings Stanley, nestled below the Cotswold escarpment.

Boasting wonderful ground floor living space including a sunny living room, dining room/snug, good size conservatory, double bedroom and contemporary shower room, the accommodation also extends to the first floor, with two further bedrooms and an ensuite shower room upstairs. The kitchen is well equipped with plenty of fitted units and work surface and a small breakfast bar, affording views across the neighbouring roof tops towards Penn Woods.

Outside you will find ample parking for 2/3 cars on the private driveway, and a pretty garden laid to paving and gravel, with ornamental ponds, well planted shrub and flower beds, and a choice of seating areas. If you are seeking an office space or extensive outside storage, the bungalow boasts a cabin/studio with power and light, several garden sheds, and a summer house. The garage offers further storage or could be utilised as a workshop.

Village life in Kings Stanley offers a wide range of activities and facilities including a popular village hall hosting many community events, a lovely park, bowls club and allotments. There is a regular bus service to Stroud and Gloucester and mainline train station in the nearby town of Stonehouse. A multitude of countryside walks are on the doorstep, with footpaths connecting to the Cotswold Way through the surrounding fields and lanes.



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

SATNAV postcode GL10 3HF

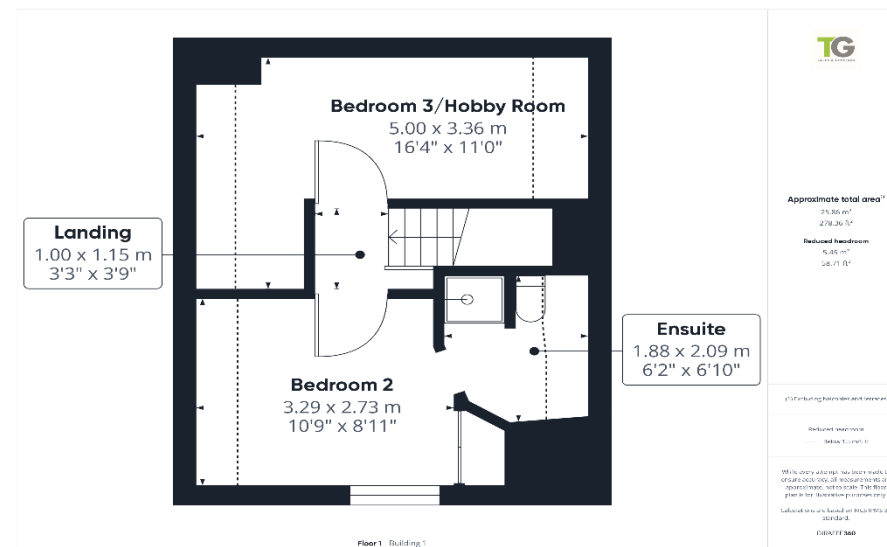
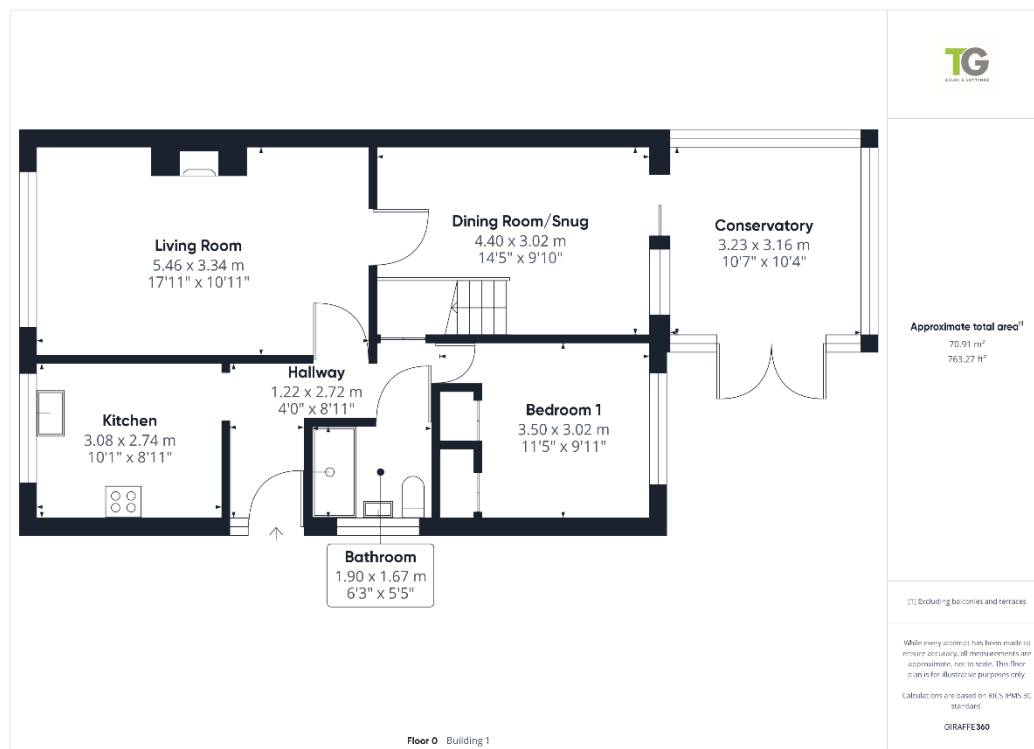
Tenure Freehold

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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