

TG

SALES & LETTINGS



Broad Street, Kings Stanley, Stonehouse Gloucestershire GL10 3PN

£399,950

- Period Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- EV Car Charging Point
- Solar Panels
- Detached Garage
- Village Location
- Gas Central Heating

The Property

TG Sales and Lettings is pleased to bring to the market, a gorgeous three bedroom detached cottage located in the village of Kings Stanley. The original part of the cottage dates back to approximately 200 years ago, with an extension added over the years to provide a well-balanced living space while retaining its character features such as exposed stone walls and original beamed ceilings.

The property is arranged over three floors and comprises of an entrance hall, cloakroom, split-level lounge with a gas-fired fireplace, kitchen/breakfast room, and a conservatory on the ground floor. On the first floor, there are two double bedrooms, a great-sized landing that could be used as an office area, and a bathroom. The attic bedroom, currently being used as the master bedroom, is on the second floor.

The cottage is warmed by gas central heating, and it is double-glazed throughout. It also comes with the added benefit of having PV solar panels and an EV car charging point.

The cottage's exterior features pretty south-facing gardens, which include lawns on two levels, a seating area, mature flower beds, and a large apple tree. There is also a brick-built outbuilding that could be used as a study with some remedial works.

Additionally, there is a detached garage with timber opening doors, solar panels on top, and plumbing for a washing machine, an EV charger, power, and light. Parking is also available in front of the garage.

The cottage is conveniently located with easy access to local amenities, schools in Stroud and Kings Stanley and many countryside walks, including the famous Cotswold Way.



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 Stenhouse and Stroud. Within the village itself are many local amenities including a village newsagent, Co-Op, post office, hairdressers, public house and a village hall with playing fields. There are also local infant and junior schools as well as pre-schools.

Directions

SATNAV postcode GL10 3PN

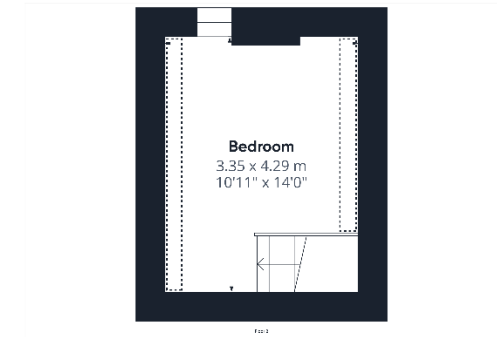
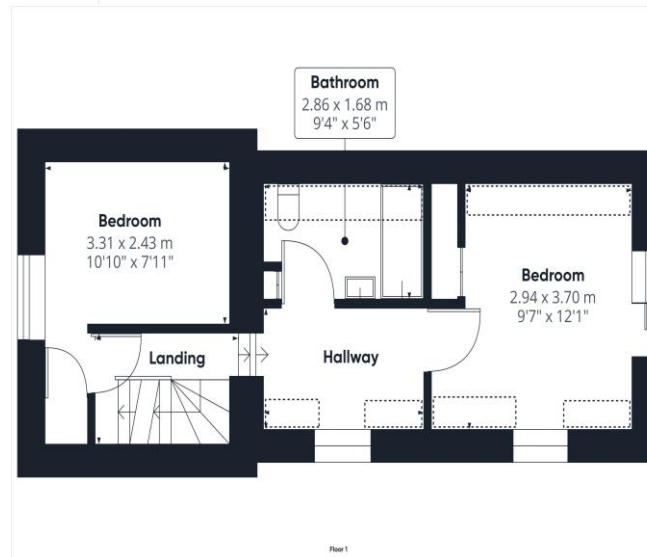
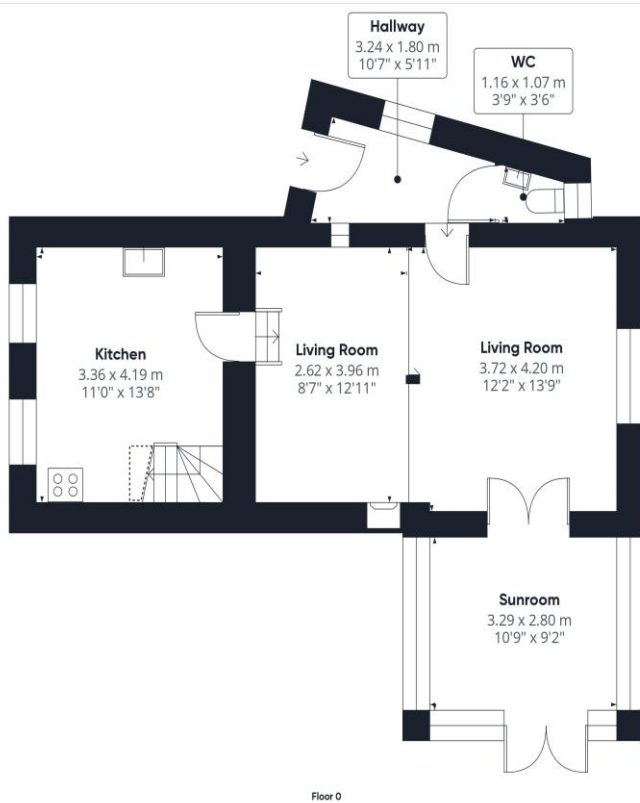
Tenure Freehold

Local Authority Stroud

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

Council tax band D





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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