

**TG**

SALES & LETTINGS





# Guildings Way, Kings Stanley, Stonehouse Gloucestershire GL10 3LF

## Offers in the Region of £309,950

- **\*\*CHAIN FREE\*\*** Village Home in Cul-De-Sac Location
- 3 Bed Semi-Detached House
- Upgraded Throughout by Present Owner
- Stylish Open Plan Kitchen Diner
- Living Room
- Boot Room/Utility
- Private Drive and Garage
- Amenities of King's Stanley Village Close By

### The Property

TG Sales and Lettings are pleased to present to the market **\*\*CHAIN FREE\*\*** this stylishly upgraded 3-bedroom home in the heart of the popular village of King's Stanley, with its convenient range of shops and amenities. Having been the subject of an extensive renovation throughout, this home is ready to move into!

An entrance hall provides a useful storage cupboard and leads you to the living room and kitchen diner with stairs to the first floor. The living room can be found at the front of the property and is bright and well proportioned, opening to the dining area and kitchen, which has been stylishly upgraded to offer a contemporary environment, light and spacious with a newly fitted range of shaker style cupboards and worksurface, integral appliances, stainless steel sink, and plenty of space for a dining table. Patio doors let natural light flood in and lead to the paved terrace outside. The present owner has adapted the outside passageway to provide a covered and heated space for extra storage, which presently houses the washing machine and fridge/freezer and from here, a door leads to the garden.

Upstairs are three bedrooms, two of which have useful built-in wardrobes. Bedrooms one and three have a lovely outlook across the cul-de-sac to open countryside. The bathroom has been upgraded with a white suite and smart, grey wood-effect flooring.

Outside, the rear terrace is a wonderful open space to enjoy al fresco dining and entertaining, whilst the raised lawn above offers further scope for landscaping and is not overlooked from the rear. A driveway to the front provides private parking for two cars and leads to the garage. The house is elevated and set back from the road by its attractive front garden, retained by a low-level brick wall.

**AGENT'S NOTE:** This property is sold with a possessory title as some of the original deed pages were lost during previous ownership. A high street mortgage was secured by our client without issue, and an indemnity policy is in place to negate any risk. The title absolute can be applied for in 2031.



### 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 are known locally as 'The Stanleys', along with its neighbours Leonard Stanley and Stanley Downton. It is set underneath the Cotswold escarpment of Selsley Common and Penn 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 popular local infant and junior schools as well as pre-schools. The Cotswold Way walking route is close-by for lovers of the countryside.**

### Directions

**SATNAV postcode GL10 3LF**

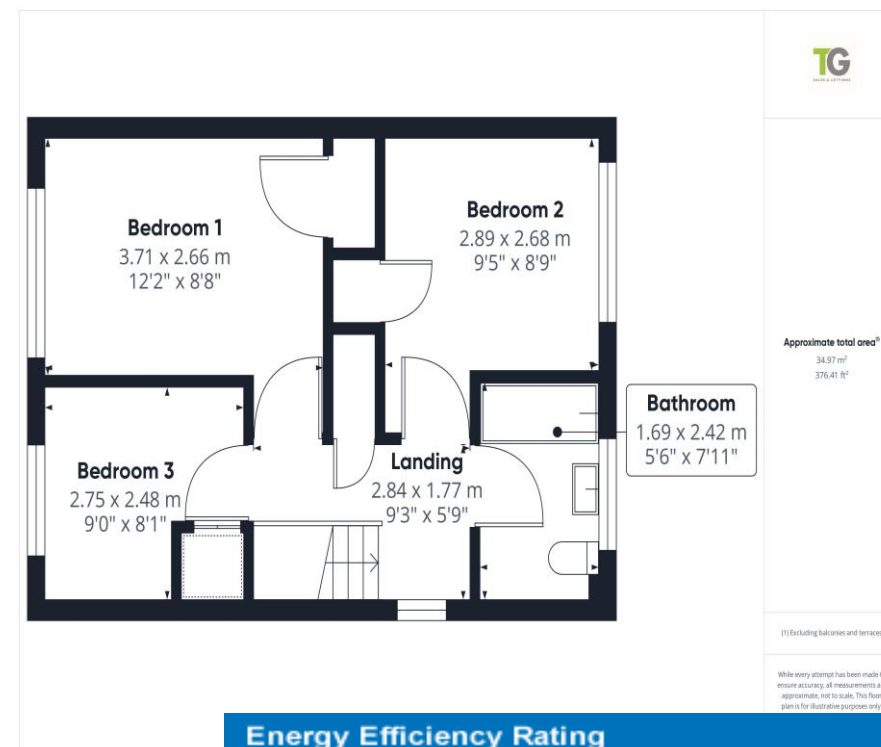
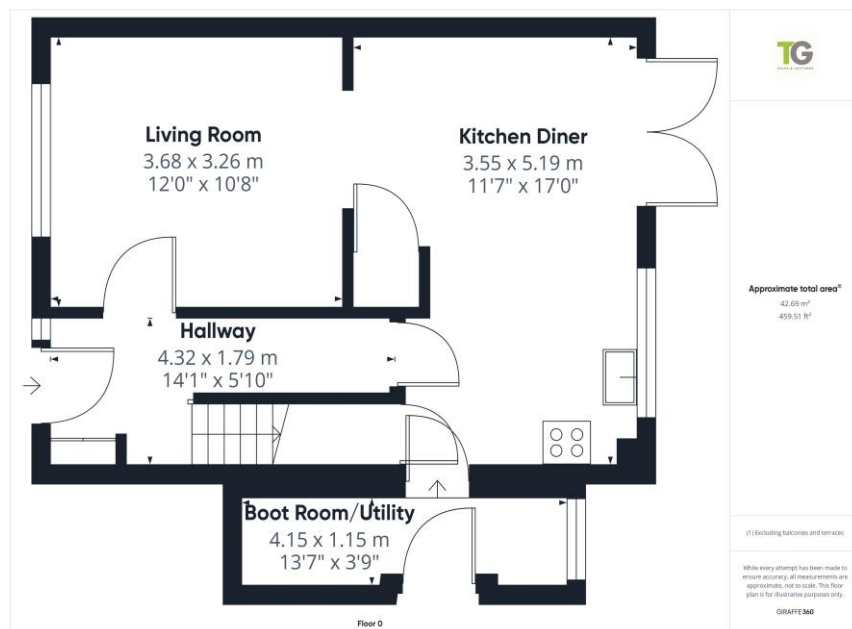
### Tenure Freehold

**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		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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