



3 · THE GREEN · KINGS STANLEY · STONEHOUSE

MURRAYS
SALES & LETTINGS

**3 THE GREEN
KINGS STANLEY
STONEHOUSE
GL10 3JB**

Occupying a tucked away location in the heart of Kings Stanley, this deceptively spacious 3-bedroom period home offers light and airy space with lovely level gardens.

**BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1**

GUIDE PRICE £457,500

FEATURES

- Attached Period Home
- 3 Bedrooms
- Conservatory
- Utility Room
- Central Village Location
- Level Gardens
- Outbuildings
- Tucked away location
- Attached Workshop



DESCRIPTION

Located in a tucked away location in the heart of Kings Stanley, this deceptively spacious attached period home has been beautifully maintained with the benefit of gated off street parking and a double garage. A real hidden gem, the light and airy accommodation consists of; kitchen/dining room with an array of built in units, utility/cloakroom, sitting room with woodburning stove, and conservatory with lovely views towards Penn Woods. On the first floor, there are three bedrooms (master with fitted wardrobes) and a modern bathroom suite with bath and separate shower cubicle. Outside parking for several vehicles is available on a paved parking area to the front of the double garage. There are level gardens that wrap around two sides of the house together with an attached storage area/potential workshop. AGENTS NOTE Part of the sitting room is located under the neighbouring property creating a flying freehold. A fee of £201.53 is payable annually (2025) to the council for access over the car park; this is reviewed on an annual basis.





DIRECTIONS

The property is most easily found by leaving Stroud on the A419 towards the M5 motorway. Continue past Sainsbury's onto the Ebley bypass in the direction of the M5. After a short distance upon reaching the traffic lights at Ryeford, turn left signposted Leonard Stanley and Kings Stanley. Continue on this road and go straight over at the mini-roundabout by The Kings Head pub into the High Street and then immediately right into the public car park. As you turn to the right you will see a five bar gate with the parking to the property.

LOCATION

Kings Stanley is situated immediately west of Stroud, the main town in this part of the Cotswolds. A very ancient village referenced in the Domesday Book, Kings Stanley has grown over the years but very much retains its own identity and is surrounded by farmland. The village has good local facilities including a convenience store, a Co-op, The Rest cafe and its popular primary school. Almost anything else can be obtained in Stroud which has a large Waitrose and three other supermarkets, an award winning Farmers' Market and a wide range of independent retailers. Within about two hours of London by car or 90 minutes from Stroud's mainline station, the village is also ideally located for accessing the M5 at junction13 (Bristol or the West Midlands). The local countryside is criss-crossed by public footpaths, including The Cotswold Way, the lanes are popular with cyclists and for golfers there are a number of challenging courses in the vicinity. Kings Stanley has its own sports club with active junior sections while there is a good choice of secondary schools locally including The High and Marling in Stroud (both grammar schools) and Wycliffe College, just down the road at Stonehouse.



3 The Green, Church Street, Kings Stanley, Gloucestershire

Approximate IPMS2 Floor Area

House	138 sq metres / 1485 sq feet
Garage	32 sq metres / 344 sq feet
Store	10 sq metres / 108 sq feet

Total	180 sq metres / 1937 sq feet
-------	------------------------------

Simply Plans Ltd © 2024

07890 327 241

Job No SP3423

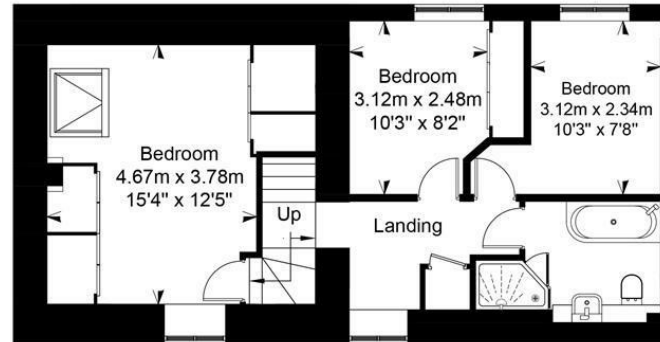
This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

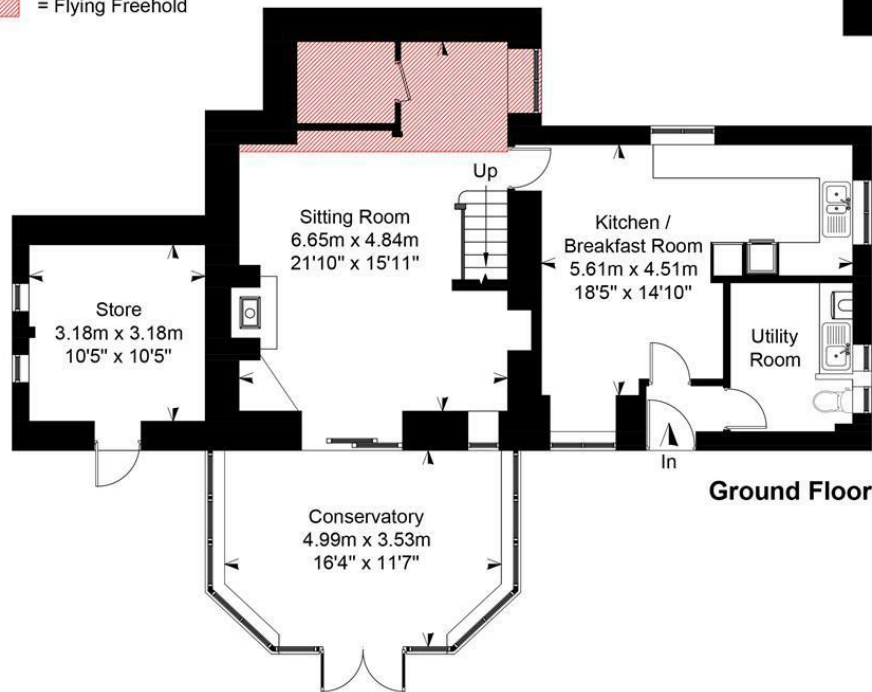
Not to scale unless specified.

IPMS = International Property Measurement Standard

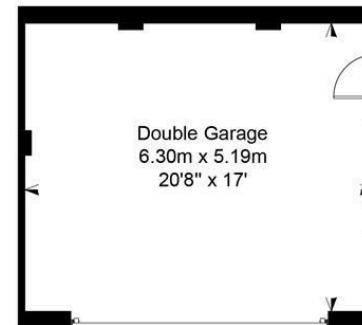
 = Flying Freehold



First Floor



Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property. Gas central heating, mains drainage. Stroud District Council Tax Band C (£2054.33 2025/26). Broadband: Standard 11 Mbps, Superfast 80 Mbps. Mobile Network Coverage: EE, Three, Vodafone. The property has access under an licence agreement to cross the council car park with an annual fee payable.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Stroud office on 01453 755552