

Borough Close, Kings Stanley GL10 3LJ

£399,950

naylor powell

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• Detached house • Three bedrooms • East facing enclosed rear garden • Garage and driveway parking for two vehicles • Sought after village location of Kings Stanley • Close to main transport links and local amenities • CHAIN FREE • Freehold • Council tax band D (£2,427.28) • EPC rating C73

£399,950

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640
stonehouse@naylorpowell.com
www.naylorpowell.com

Entrance Hall
uVPC door to front elevation with access to cloakroom, living room and kitchen. Radiator.

Cloakroom
uPVC double-glazed window to front, low level WC, pedestal wash hand basin. Radiator.

Living Room
uVPC double glazed window to front. Gas fire with feature fireplace and access to the dining room.

Dining Room
uVPC French doors to the rear elevation with access to both kitchen and living room. Radiator.

Kitchen
uVPC double glazed window to rear. A range of wall and base units, with integrated four ring gas hob with extractor over, eye level double oven, stainless steel single sink with drainer and integrated fridge freezer.

Utility Room
uVPC double glazed window to the rear, wall and base units and space for washing machine and tumble dryer, access to the single garage. Radiator.

Bedroom One
uVPC window to rear elevation and built-in double wardrobes. Radiator.

Bedroom Two
uVPC double glazed window to front. Radiator.

Bedroom Three
uVPC double glazed window to front. Radiator.

Bathroom
uVPC double glazed window to rear, bath with hand held shower, low level WC, vanity sink and separate walk in shower. Heated towel rail.

Garage
Access via both utility and driveway with electric door.

Outside
Driveway parking for two vehicles and lawned area with gated access to the rear garden offering a private area mainly laid to lawn with hedge and shrub borders and patio area.

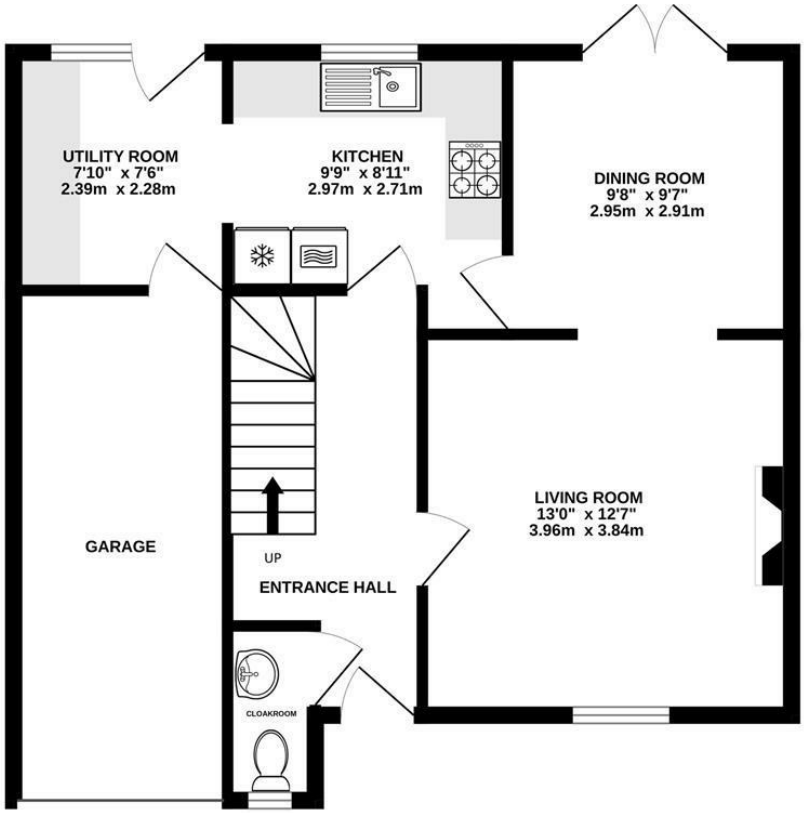
Location
Kings Stanley is a sought-after village offering a range of everyday amenities, including a Co-op convenience store, Post Office, primary school, village hall and traditional public house, creating a welcoming community atmosphere. Regular bus services provide convenient links to both Stroud and Gloucester. The nearby town of Stonehouse offers an excellent selection of amenities, including supermarkets, a Post Office, independent shops, cafés and eateries, a building society, and both primary and secondary schools. Stonehouse is particularly well suited to commuters, benefiting from a mainline railway station with direct services to London Paddington, Cheltenham and Gloucester, as well as regular bus routes to surrounding areas. For a wider range of shopping, leisure and educational facilities, the vibrant market town of Stroud is just a short drive away.

Material Information
Tenure: Freehold.
Council tax band: D.
Local authority and rates: Stroud District Council - £2,427.28 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 6 Mbps (basic), 60 Mbps (superfast) and 1,000 Mbps (ultrafast).
Mobile phone coverage: EE, O2 and Vodafone.

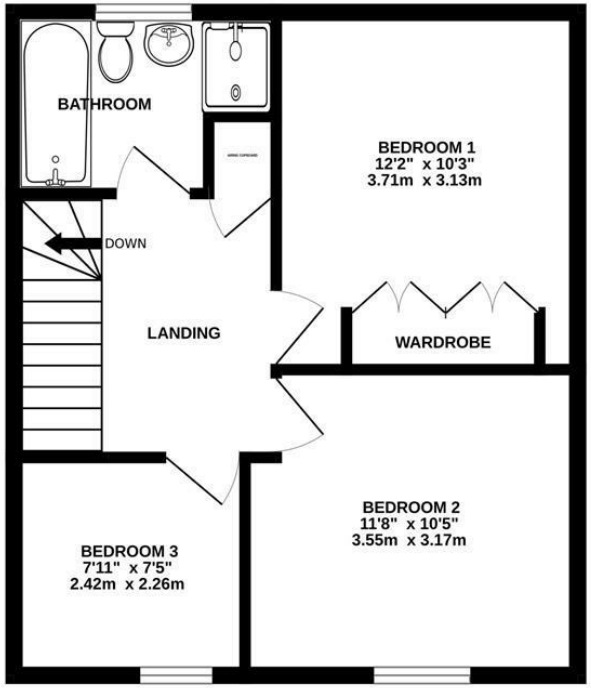




GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



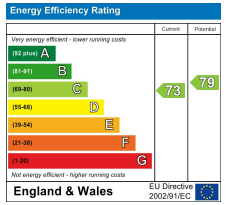
TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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