



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Bath Road, Kings Stanley, Stonehouse | £425,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is E. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Offered with no chain, Hunters Estate Agents are pleased to present this spacious four double bedroom detached family home, ideally situated in the highly sought-after Stanleys area. Offering generous accommodation across three floors, the property comprises a porch leading into a welcoming entrance hall, a bright sitting room, a separate dining room, and a kitchen/breakfast room. Additional ground floor features include a utility area and a shower room. On the first floor, there are two well-proportioned double bedrooms along with the family bathroom. The top floor provides two further double bedrooms, making this an ideal home for growing families. Externally, the property boasts a rear garden, off-street parking, gas central heating, and double glazing. While the property requires modernisation, it offers excellent potential to create a superb long-term home.**

#### SITUATION

The property is located in Kings Stanley which is a very popular village served by a number of local facilities including a post office, Co-operative supermarket and sports club with bar and playing fields incorporating a part-time coffee shop. The local village pub (The Village Inn) is soon to reopen. There is a thriving local primary school, a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has further comprehensive amenities which including main line rail links to London Paddington.

#### PORCH

Entrance door

#### ENTRANCE HALL

Stairs to first floor, radiator, tiled flooring and dado rail.

#### SITTING ROOM

17'10" x 10'9"

UPVC double glazed bay window, radiator, TV point, gas fire with mantle, double doors to dining room, picture rail and ceiling rose

#### DINING ROOM

17'2" x 7'4" max

UPVC double glazed window, double doors to sitting room and a radiator.

#### KITCHEN/BREAKFAST ROOM

14'7" x 6'5"

Range of wall, floor & draw kitchen units, roll top work surfaces, drainer stainless steel sink with mixer tap, space for dishwasher, cooker, fridge & freezer, breakfast bar, radiator, tiled flooring and UPVC double glazed windows.

#### UTILITY AREA

Plumbing for washing machine, tiled flooring, storage cupboard and a UPVC double glazed door to rear garden.

#### SHOWER ROOM

Low level WC, pedestal wash basin, shower cubicle, shower off mains, tiled flooring, splashback tiling and a UPVC double glazed & frosted window.

#### FIRST FLOOR LANDING

UPVC double glazed window, dado rail and stairs to top floor.

#### BEDROOM ONE

12'1" x 12'0"

UPVC double glazed window, radiator and picture rail.

#### BEDROOM TWO

12'0" x 10'11"

UPVC double glazed window, radiator and picture rail.

#### BATHROOM

Low level WC, pedestal wash basin, bathtub with electric shower, shower glass, tiled throughout, radiator and UPVC double glazed & frosted window.

#### TOP FLOOR LANDING

Velux window with views, dado rail and two cupboards containing Vaillant boiler & hot water tank.

#### BEDROOM THREE

12'0" x 10'4"

UPVC double glazed window to front with views and a radiator.

#### BEDROOM FOUR

12'0" x 10'4"

UPVC double glazed window to rear with views and a radiator.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include gated side access, outside tap, fenced borders, outside light and storage to the rear.

The front has gated access to rear and outside lighting.

#### OFF-STREET PARKING

Parking at the front of the property for 1-2 vehicles.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### AML CHECKS

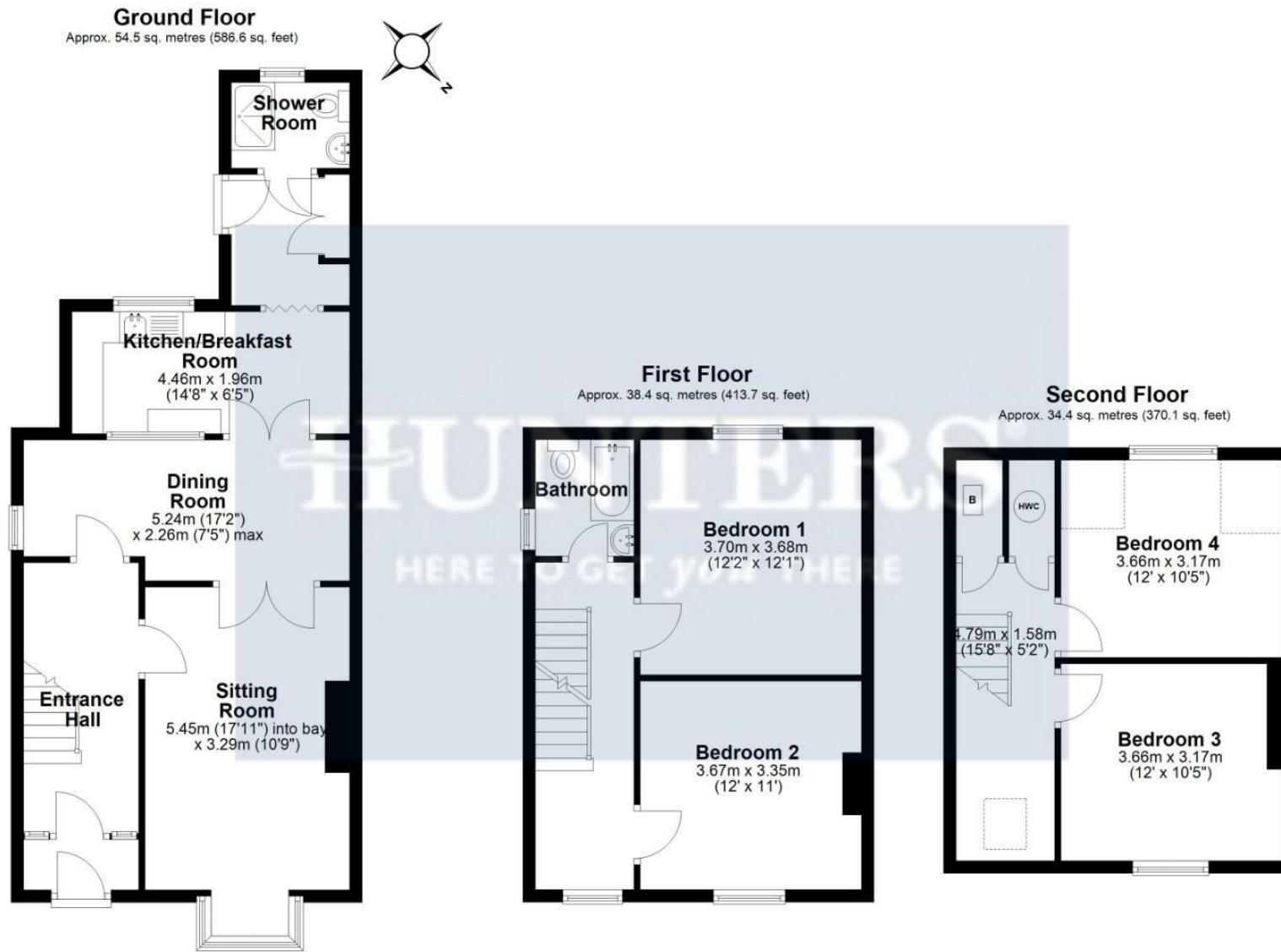
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award again at the British Property Awards in 2025. We also won the award in 2024, 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.



Total area: approx. 127.3 sq. metres (1370.4 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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