



**Church Street, Kings Stanley GL10 3HX**  
**£315,000**





## Church Street, Kings Stanley GL10 3HX

• Semi-detached cottage with views over fields from the rear • Three double bedrooms and one single bedroom spread across three floors • Open plan living room/dining room and light and airy kitchen/breakfast room • Updates to include combi boiler installed in 2018 and double-glazing fitted within the last 10 years • Enclosed and generous rear garden with side access providing space for potential extension (subject to planning) • Ample on-street parking available nearby • Chain free • Freehold • Council tax band C (£2,054.33) • EPC rating E54



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

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**£315,000**

### Entrance Porch

uPVC double-glazed door to entrance porch and wooden door to living room. Electric heater.

### Living Room/Dining Room

uPVC double-glazed window to front and side elevation. Electric fireplace. Radiator.

### Inner Lobby

Access to living room, kitchen and stairs rising to the first floor. Combi-boiler installed in 2018.

### Kitchen/Breakfast Room

uPVC double-glazed window to rear elevation. Access to utility room. Range of wall and base units with appliances to include sink with mixer tap and drainer and freestanding oven with four ring electric hob. Radiator and additional electric heater.

### Utility Room

uPVC double-glazed window to rear elevation and uPVC double-glazed door to garden. Space and plumbing for washing machine and tumble dryer.

### Bedroom One

uPVC double-glazed window to front elevation. Radiator and heated towel rail.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Four

Wooden double-glazed Velux window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin, shower cubicle and corner bath. Heated towel rail.

### Outside

The property has a small front area with side access to the rear. The rear garden is generous in size and mostly laid to lawn, it has a patio space along with storage sheds with power and a greenhouse. The property has views across local fields creating a countryside feel. Ample on street parking is available on the surrounding roads.

### Location

The village of Kings Stanley provides a Co-Op, Post Office, primary school, village hall and pub. Regular buses give access to Stroud and Gloucester. The nearby town of Stonehouse includes a Co-op with a post office, eateries, a variety of shops, a building society and primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is easily accessible providing access to Gloucester, Cheltenham and Bristol.

### Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,054.33 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

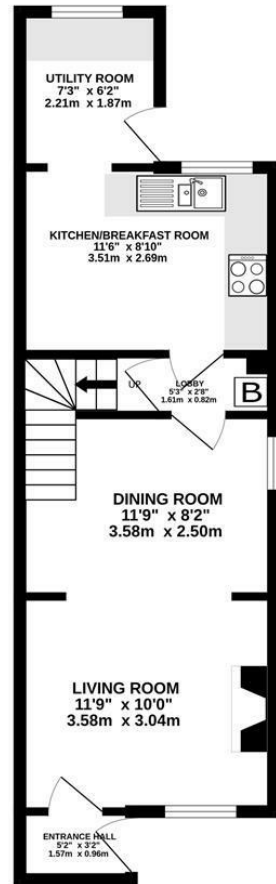
Heating: gas central heating.

Broadband speed: 10 Mbps (basic), and 80 Mbps (superfast).

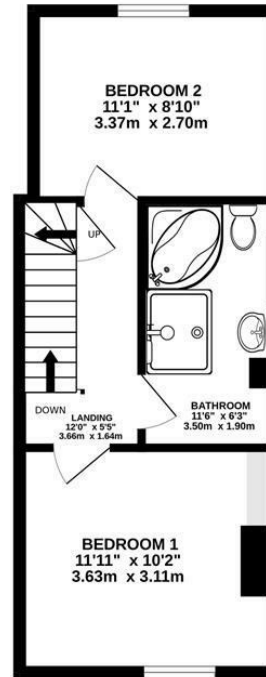
Mobile phone coverage: EE, Three, O2 and Vodafone.



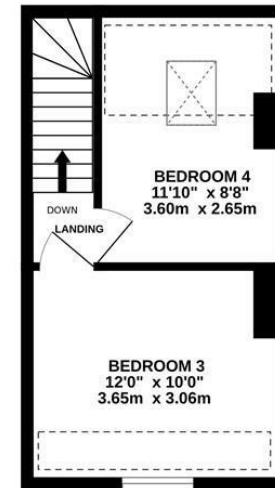
GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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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.

