



**Elmlea Road, Kings Stanley GL10 3HP**  
**£399,950**



# Elmlea Road, Kings Stanley GL10 3HP

• Detached family home situated in the sought after village of Kings Stanley within close proximity to local amenities • Three bedrooms • Modern kitchen and utility room • Additional study or crafts room ideal for those needing extra space • Light and airy conservatory with access to the rear garden ideal for a dining area • South facing rear garden ideal for entertaining • Driveway parking for up to three vehicles and plenty of on street parking available • Freehold • Council tax band D (£2,311.12) • EPC rating D63

**£399,950**

## Entrance Hall

uPVC double-glazed door to entrance hall. Access to hallway and cloakroom.

## Hallway

Access to kitchen, storage cupboard and stairs rising to the first floor.

## Living Room

Access to conservatory. Radiator.

## Kitchen/Breakfast Room

uPVC double-glazed window to front elevation. Access to utility room, living room and stairs rising to the first floor. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring induction hob and double oven. Radiator.

## Conservatory

uPVC double-glazed French doors to rear garden and uPVC double-glazed windows surrounding. Electric heater.

## Study

uPVC double-glazed window to rear elevation. Electric heater.

## Utility Room

uPVC double-glazed window to front elevation and uPVC double-glazed door to side access. Space for washing machine and tumble dryer. Access to study.

## Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Heated towel rail.

## Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

## 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.

## Outside

The front of the property has a spacious driveway with parking for up to three vehicles, there is also side access to the rear garden. The rear garden is fully enclosed and mostly laid to lawn, there is a patio area at the back and storage shed. To the side is a slightly raised bed benefitting from some colourful plants and flowers.

## Material Information

Tenure: Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,311.12 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating - study and conservatory have an electric heater.

Broadband speed: 8 Mbps (basic), 66 Mbps (superfast) and 1,000 Mbps (ultrafast)

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



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

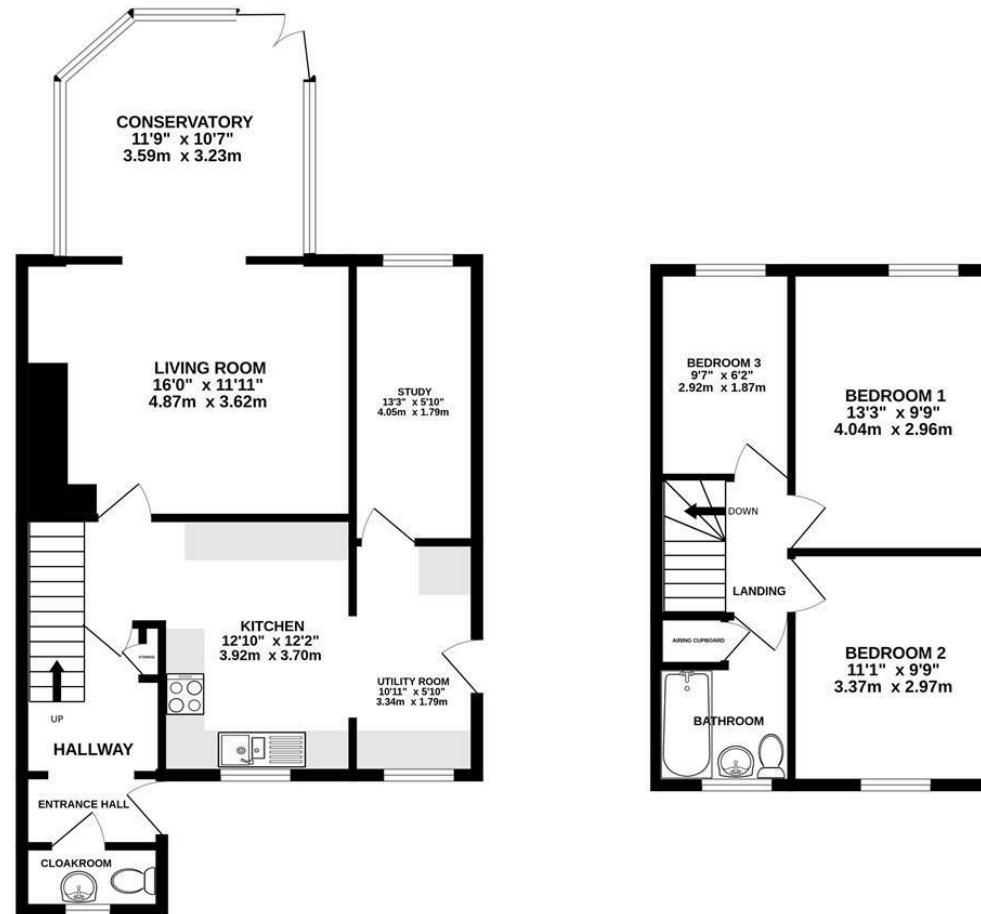
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GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and internal features are approximate. No responsibility is taken for any errors, 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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