



1 ROYSTON COTTAGES · CHURCH STREET · KINGS STANLEY

**MURRAYS**  
SALES & LETTINGS

1 ROYSTON COTTAGES  
CHURCH STREET  
KINGS STANLEY  
STONEHOUSE  
GL10 3HU

This charming mid-terrace Victorian Cottage offers contemporary, well presented accommodation with split-level enclosed rear gardens and views beyond. The property occupies a lovely village location with facilities nearby.

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £320,000**

## FEATURES

- 2 Bedroom Mid Terrace Cottage
- Sitting Room
- Kitchen/Dining Room with Bifold doors
- Two Double Bedrooms
- Family Bathroom
- Downstairs WC/Utility Room
- Enclosed Level Rear Garden
- Paved patio and decked area
- Character Features
- Village Location



## DESCRIPTION

This charming mid-terrace Victorian Cottage occupies a central village location with stylishly presented, contemporary accommodation including a most impressive kitchen/dining room extension. The location of the property allows for easy access to local village amenities including a Co-op supermarket.

Set behind a small wrought iron gate, the property is entered via a useful porch leading to a good size sitting room. The kitchen/dining room is fitted with a range of stylish units including space for a Rangemaster style cooker and Bi-fold doors give access to the rear gardens and outdoor entertaining areas. The cloakroom/utility room is tucked away and also located off the kitchen. The second bedroom with pretty feature fireplace and family bathroom are located on the first floor with the master bedroom on the floor above with exposed red brick providing a lovely feature and finished with wooden flooring.

Bi-fold doors exit the kitchen/dining room onto the lovely rear garden with sociable entertaining spaces, level lawn and a raised deck, with garden shed, to enjoy the evening sunshine. The property has a right of way for access purposes through Number 2's side pathway & garden.





## 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 bearing left as it becomes St Georges Avenue, then Church Street and the property can be found on the left hand side just after the left hand turn for Willow Road.

## LOCATION

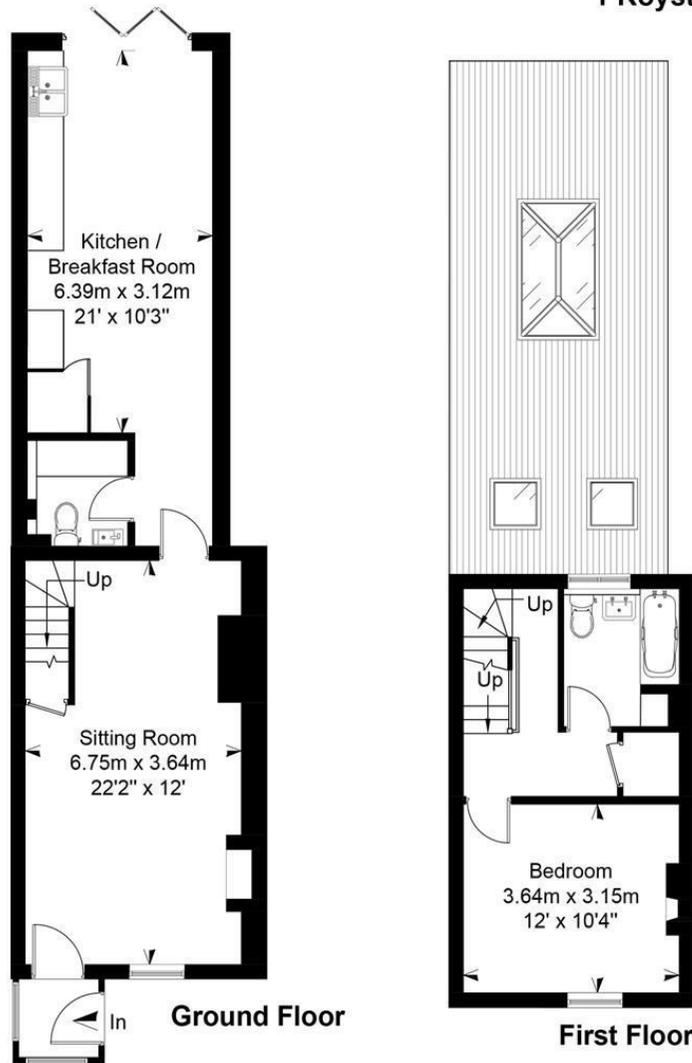
Kings Stanley is situated immediately west of Stroud, the main town in this part of the Cotswolds. A very ancient village referenced in the Domesday Book, Kings Stanley has grown over the years but very much retains its own identity and is surrounded by farmland. The village has good local facilities including a convenience store, a Co-op, The Rest cafe, Village Hall and a 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.



## 1 Royston Cottages, Kings Stanley, Stonehouse, Gloucestershire



House  
Approximate IPMS2 Floor Area  
101 sq metres / 1087 sq feet

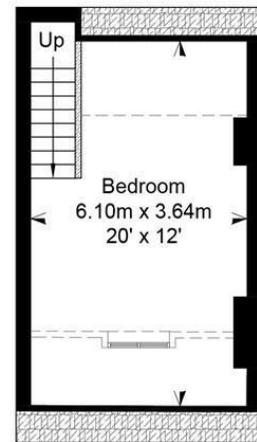
(Includes Limited Use Area  
8 sq metres / 86 sq feet)

Simply Plans Ltd © 2025  
07890 327 241  
Job No SP3734

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

--- = Limited Use Area



## 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

# 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

Mains electricity, water, drainage and gas are connected. Gas CH. Stroud District Council Tax Band C, £2054.33 2025/26. Ofcom checker: Broadband Standard 10 Mbps, Superfast 80 Mbps; Mobile, O2 likely, EE, Three & Vodafone limited.

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