



HOMELEIGH · KINGSCOURT · STROUD

MURRAYS
SALES & LETTINGS

HOMELEIGH, THE STREET
KINGSCOURT
STROUD
GL5 5DL

Homeleigh enjoys a tranquil hillside setting, traditionally constructed in beautiful Cotswold stone, with extensive rear gardens backing directly onto the slopes of Rodborough Common.

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £500,000

FEATURES

- Traditional Cotswold Stone Cottage
- Easy access to Rodborough Common
- 3 Bedrooms
- 2 Reception Rooms
- Detached Timber Framed Home Office
- Extensive Gardens
- Off Street Parking
- No Onward Chain



DESCRIPTION

A welcoming front porch opens into a charming reception room, perfectly positioned between the kitchen and sitting room. This inviting space features parquet flooring and a traditional wood-burning stove, creating a warm and characterful heart to the home.

Upstairs, the sociable sitting room has been thoughtfully extended to maximise natural light, offering bright, versatile seating areas ideal for relaxing or entertaining. The kitchen retains its cosy cottage character while providing ample space for dining, complete with a range of built-in units and a stone fireplace (currently used for storage).



A split-level landing leads to three individually styled bedrooms, along with a family bathroom that also serves as a practical utility area. From this level, a stable door opens out to the rear gardens, where thoughtfully arranged seating areas provide the perfect setting for enjoying long summer evenings.

The gardens rise gently towards the edge of Rodborough Common and include a superb timber-framed home office, ideal for remote working or creative pursuits. To the front of the cottage, there is a useful parking area providing space for one to two vehicles.





DIRECTIONS

The property is most easily found by leaving Stroud on the A46 in the direction of Nailsworth. Turn left (just after the entrance to Aldi), into Kitesnest Lane. Continue to the top turning right into Kingscourt Lane, keeping to the right heading down the narrow lane before bearing left past the Kings Head pub. Continue for approximately ½ mile where the property can be found on the left hand side

LOCATION

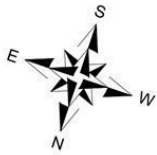
Kingscourt is a small hamlet set into the side of Rodborough Common, a glorious expanse of open countryside, free for anyone to access and enjoy. The views are spectacular but the real attraction is the space, some 650 acres or more to roam at will, taking in the adjacent Minchinhampton Common, with its challenging 18-hole golf course.

With a traditional village pub and popular primary school, the other incentive to living in Kingscourt is its proximity to Stroud - the main market town in the south-west of the Cotswolds. Here there are four major supermarkets, plus a good range of independent retailers and even an award-winning Farmers' market!

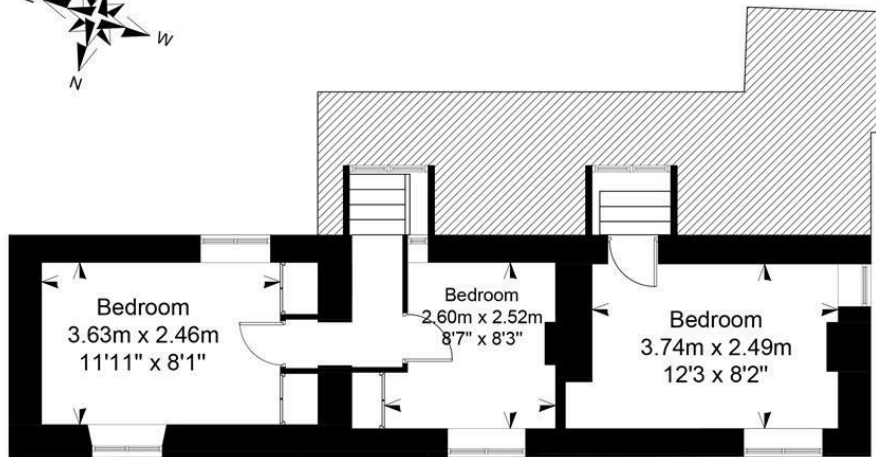
There is a good choice of secondary schools locally including two grammars in Stroud itself and an adult education college.

From the town's mainline station direct services into London Paddington are scheduled from 90 minutes and all the main regional centres of employment are within commuting distance, including Swindon, Gloucester and Cheltenham, while access to the M5 at junction 13 is excellent for Bristol or the West Midlands.

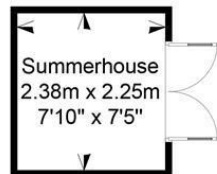




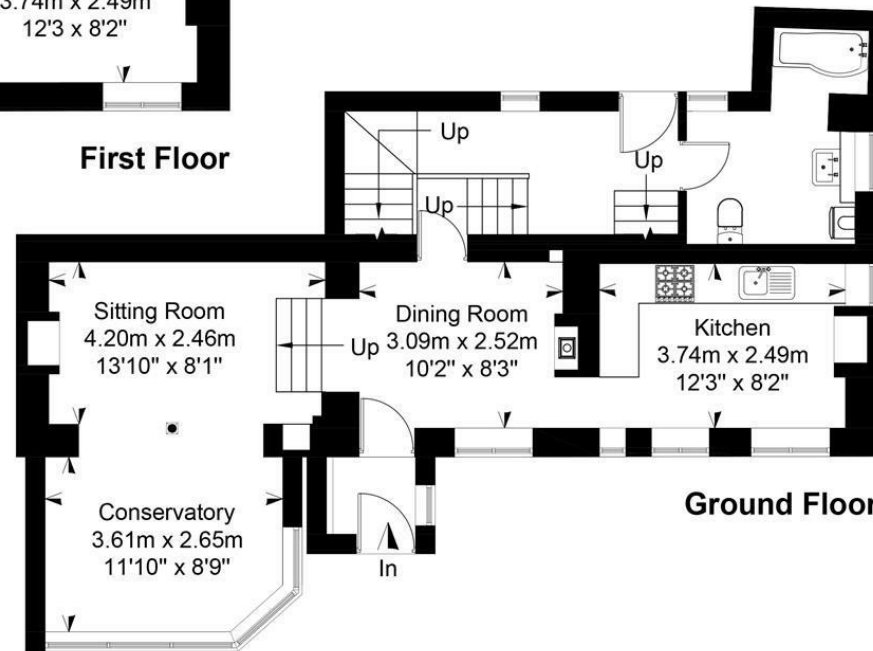
Homeleigh, The Street, Kingscourt, Stroud, Gloucestershire



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor

House
Garage

Approximate IPMS2 Floor Area
95 sq metres / 1022 sq feet
5 sq metres / 54 sq feet

Total

100 sq metres / 1076 sq feet

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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

MURRAYS
SALES & LETTINGS

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Painswick GL6 6XH

Minchinhampton

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

All mains services are connected to the property. Gas central heating, mains electricity, water and drainage. Council Tax Band: E £2841.77 (2026) Ofcom checker Broadband: Standard 7 Mbps, Superfast 49 Mbps. Mobile coverage: EE, O2, Three, Vodafone all likely.

SUBJECT TO CONTRACT

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