

3 · The Green · Kings Stanley · Stonehouse

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SALES & LETTINGS

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3 The Green
Kings Stanley
Stonehouse
GL10 3JB

Occupying a tucked away location in the heart of Kings Stanley, this deceptively spacious 3-bedroom period home offers light and airy space with lovely level gardens.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £457,500

FEATURES

- Attached Period Home
- 3 Bedrooms
- Conservatory
- Utility Room
- Central Village Location
- Level Gardens
- Outbuildings
- Tucked away location
- Attached Workshop







DESCRIPTION

Located in a tucked away location in the heart of Kings Stanley, this deceptively spacious attached period home has been beautifully maintained with the benefit of gated off street parking and a double garage. A real hidden gem, the light and airy accommodation consists of; kitchen/dining room with an array of built in units, utility/cloakroom, sitting room with woodburning stove, and conservatory with lovely views towards Penn Woods. On the first floor, there are three bedrooms (master with fitted wardrobes) and a modern bathroom suite with bath and separate shower cubicle. Outside parking for several vehicles is available on a paved parking area to the front of the double garage. There are level gardens that wrap around two sides of the house together with an attached storage area/potential workshop. AGENTS NOTE Part of the sitting room is located under the neighbouring property creating a flying freehold. A fee of £201.53 is payable annually (2025) to the council for access over the car park; this is reviewed on an annual basis.







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 and go straight over at the mini-roundabout by The Kings Head pub into the High Street and then immediately right into the public car park. As you turn to the right you will see a five bar gate with the parking to the property.

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 and its 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.



3 The Green, Church Street, Kings Stanley, Gloucestershire

Approximate IPMS2 Floor Area	
House	138 sq metres / 1485 sq feet
Garage	32 sq metres / 344 sq feet
Store	10 sq metres / 108 sq feet
Total	180 sq metres / 1937 sq feet

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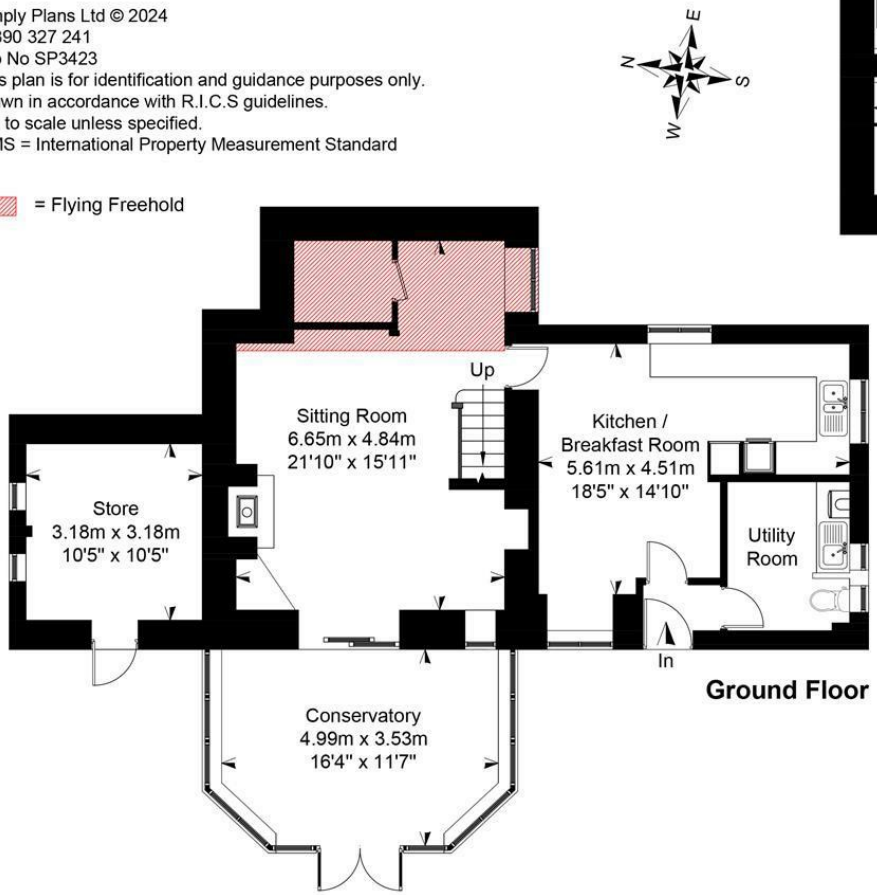
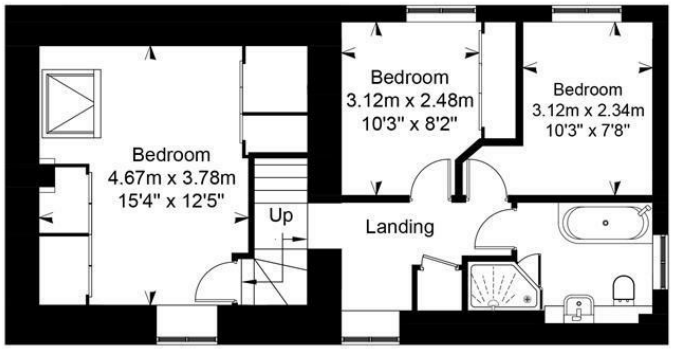
Job No SP3423
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

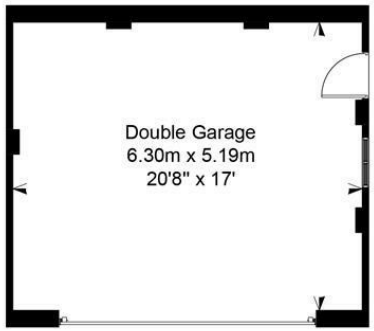
= Flying Freehold



Ground Floor



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
D

SERVICES
All mains services are connected to the property. Gas central heating, mains drainage. Stroud District Council Tax Band C (£2054.33 2025/26). Broadband: Standard 11 Mbps, Superfast 80 Mbps. Mobile Network Coverage: EE, Three, Vodafone. The property has access under an licence agreement to cross the council car park with an annual fee payable.

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