



Arundel, Broad Street, Kings Stanley, Gloucestershire, GL10 3PN  
£439,950

**PETER JOY**  
Sales & Lettings





## Arundel, Broad Street, Kings Stanley, Gloucestershire, GL10 3PN

A characterful attached Cotswold stone home overlooking the village playing field in popular Kings Stanley with two reception rooms, a 22' kitchen/breakfast room, three good bedrooms, parking and garden with an office

ENTRANCE HALL, 16' SITTING ROOM WITH INGLENOK FIREPLACE, 16' DINING ROOM, 22' KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER BEDROOMS, PARKING AND ESTABLISHED GARDENS WITH OFFICE



Viewing by appointment only

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## Description

Arundel is a well presented attached character home situated in a good position overlooking the village playing field on the edge of Kings Stanley. We understand that the property was built around 1783, using stone quarried from the Selsley Hill quarry, just up the hill, and was originally a row of three houses known as Broad Street Cottages. The property to the right was demolished, to provide space to build the Methodist chapel, and the remaining two cottages were combined to make the property known as Arundel today.

The current owners have made a comfortable, characterful home here, with accommodation arranged over three floors. A porch, 16' sitting room with Inglenook fireplace and wood burning stove, 16' sitting room and 22' kitchen/dining room with stable door out on to the garden are on the ground floor. A staircase leads up from the sitting room to the first floor, with a landing, two double bedrooms and a light, airy bathroom on this level. The principal bedroom is at the top of the house, on the second floor. This room has an en suite shower room and whilst it works beautifully as a large double bedroom, there is space to partition this room to create two separate rooms, turning the house into a four bedroom home. A welcoming, interesting property, and one we'd advise arranging to view at your next opportunity.

## Outside

Arundel benefits from parking, and a pretty garden with an office. The gravelled parking area is at the front, with space for two cars, and this is edged with established borders. The garden is at the rear, with a level lawn by the kitchen, with raised borders behind, and a pretty brick paviour path leading up to the top garden. This area is gravelled, with a shed, and the timber built office. This space has power, light and a wired ethernet point.

## Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also closeby. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

## Directions

From our Nailsworth office turn left along the A46 and proceed in the direction of Stroud for approximately two miles. Turn left into North Woodchester and continue up Selsley Road. At the top of the hill turn right and follow the road along the common. Take the left hand turn into The Grove. At the end of the road turn left to Middleyard, Selsley West and King Stanley. Follow the road through, passing the turning for Orchard Close on your right and Coldwell Lane on the left. Continue, into Broad Street and Kings Stanley village, and the property can be found on the left, on the corner of Shute Street.

## Tenure

Freehold

## Services

We understand that all mains services are connected to the property.

## Council Tax

Band - C

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



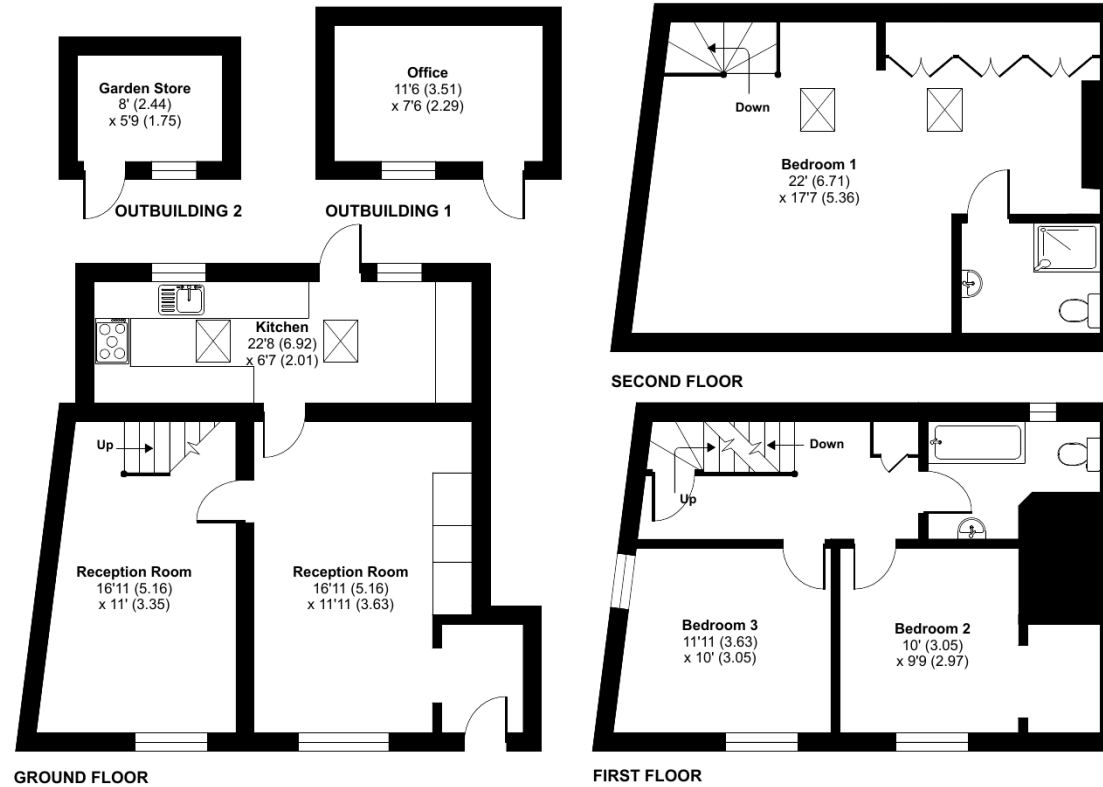
# Broad Street, Kings Stanley, Stonehouse, GL10

Approximate Area = 1373 sq ft / 127.6 sq m

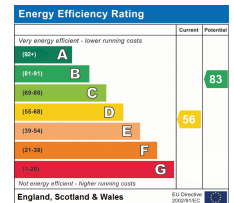
Outbuilding = 133 sq ft / 12.4 sq m

Total = 1506 sq ft / 139.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1049356



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.