



16 Dyehouse Field, Kings Stanley, Gloucestershire, GL10 3QR  
£587,500

**PETER JOY**  
Sales & Lettings





## 16 Dyehouse Field, Kings Stanley, Gloucestershire, GL10 3QR

A brilliant family house in a great spot opposite an open green space within this popular development close to the centre of Kings Stanley with four bedrooms, a 23' kitchen/family room, a 20' x 20' double garage and a level garden

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM WITH GLAZED DOORS TO THE GARDEN, DINING ROOM, 23' KITCHEN/FAMILY ROOM, UTILITY ROOM, LANDING, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 20' DOUBLE GARAGE, PARKING AND GARDENS

Viewing by appointment only

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### Description

16 Dyehouse Field is a handsome double fronted detached house in a great location within this popular development. Built by Lioncourt Homes in 2017, Dyehouse Field is now very much part of the traditional village community of Kings Stanley, with two good primary schools close by, a shop on the corner, and country walks up into Penn woods on the doorstep. The property has been designed with modern family living in mind, and a prospective purchaser has the benefit of approximately 3 years remaining on the NHBC equivalent certificate. The accommodation is arranged over two floors. An entrance hall and cloakroom/W.c are in front as you walk in. A 23' kitchen/family room is on the right, and is bound to be the hub of the home, with a useful utility room beyond. Two reception rooms are to the right of the hall - a 15' sitting room with double glazed doors to the garden, and a dining room, although this might well be used as a playroom, office or snug, as there's more than enough room to eat in the kitchen. A staircase leads up from the hall to the landing, with a 15' principal bedroom with en suite shower room, family bathroom and three further bedrooms on this floor. The windows at the front of the house look over a green space, with hills and woodland in the distance. A perfect family house, and very much one for your viewing list.

### Outside

The property benefits from double width parking, a 20' x 20' double garage and gardens. A path leads to the front door with a small lawned area to either side and planting. There is a good stretch of lawn to the side of the house, between the property and the garage. The double garage has two up and over doors and power and light, with a large block paved drive to the front with space to park side by side. The majority of the garden is at the rear. This good space is enclosed, and laid to lawn, with a paved seating area by the sitting room doors with a path leading around to the gated side access.

### Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also close by. 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 2 miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

### Directions

From our Nailsworth office turn onto the A46 towards Stroud. Continue for approximately two miles and then turn left just before the Kitesnest Public House onto Dudbridge Road. Continue along this road and at the first roundabout take the first exit and at the next roundabout by Sainsburys take the second exit onto the bypass towards the M5. At the traffic lights signposted Kings Stanley turn left. Proceed into the village and continue. Turn left just after the Co-op into Castle Street and continue. Dyehouse Field can be found at the end of this road on the right. Follow the road around and to the left and the property can be found on the right, opposite the green space.

### Agents note

There is a restrictive covenant in place that prevents owners from parking caravans/camper vans on the drive.

### Property information

The property is freehold, with a estate management charge of £400 per annum . Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

### Local Authority

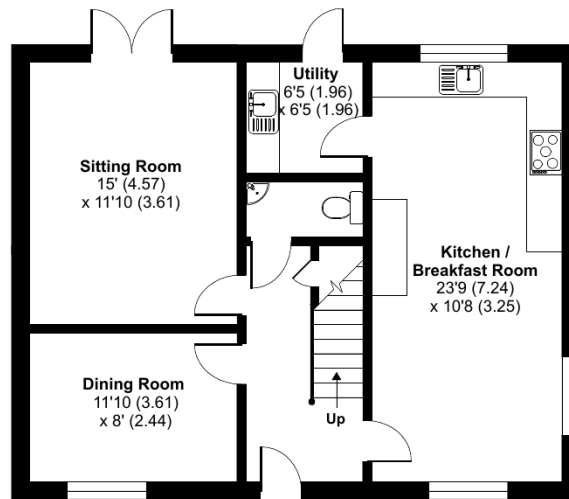
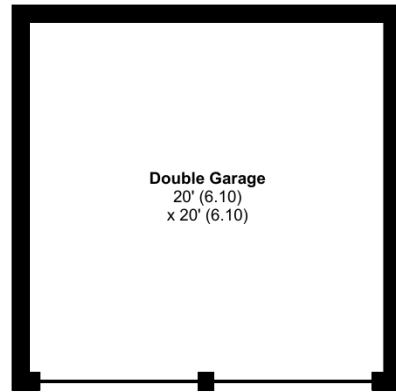
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



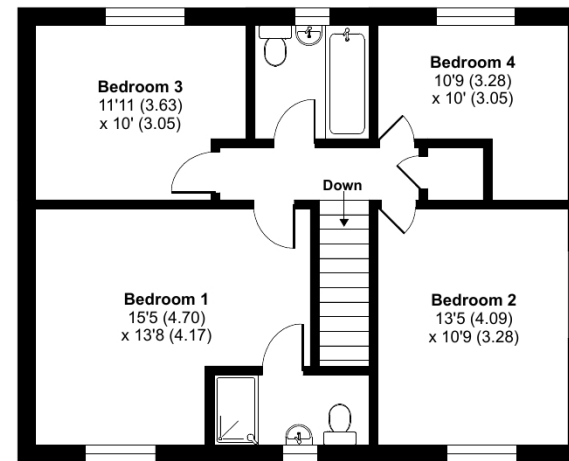
# Dyehouse Field, Kings Stanley, Stonehouse, GL10

Approximate Area = 1456 sq ft / 135.3 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Total = 1859 sq ft / 172.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1181891

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A	85	94
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			

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.