



2 Willow Cottages, Kings Stanley, Gloucestershire, GL10 3HS
£485,000

PETER JOY
Sales & Lettings



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An extended semi detached character cottage set well away from main road traffic in a hidden streamside location in the heart of Kings Stanley with three bedrooms, a 15' sitting room, a super garden room extension, parking and a glorious garden.

PORCH, 15' SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN, UTILITY ROOM, DINING ROOM, TWO DOUBLE BEDROOMS, CHILDS BEDROOM, SHOWER ROOM, SEPARATE W.C, BLOCK PAVED PARKING AND A LOVELY STREAMSIDE GARDEN.



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

A unique opportunity to buy a characterful semi detached house in a secret streamside spot in the heart of popular Kings Stanley. This location, at the very end of Willow Road, is set well away from passing traffic and is very private but is still convenient for the amenities of the village, with a lovely outlook over neighbouring fields to the side. The property was originally built using traditional methods from red brick under a pitched roof some two hundred years ago. It has been cleverly extended and renovated by the current owner, with well presented accommodation arranged over three floors.

A porch, 15' sitting room with wood burning stove, kitchen, utility room, shower room and first class timber and glass built dining room/garden room with glazed door that open onto the garden are on the ground floor. A double bedroom, child's bedroom that might be used as a dressing room or study and a cloakroom/w.c are on the first floor, with another double bedroom at the top of the house. The house has a lovely feel to it and is tastefully decorated, and the windows enjoy a lovely outlook over the garden and the adjoining fields. A very special house, and a must for your viewing list.

Outside

The property benefits from a gated block paved drive and a delightful garden. There is parking for two cars, with a space for the adjoining property to turn. The garden is then to the front of the house. There is a gravelled area at the front with a raised bed with lavender, with a lawn area to the side and a paved area to the side of the house. The owners have built a pergola here, and it's a great spot to sit and enjoy the view over the neighbouring fields. The garden then stretches away at the front of the house. This borders a stream and the sound of running water is heard throughout the garden, enhancing the sense of peace and calm. There is a another level lawn area with a gravelled seating spot with a raised bed behind. A bridge leads over the water to a path that meanders up into the garden, crossing the stream again. There are mature fruit trees and fruit cages at the top of the garden, a greenhouse, a summer house by another gravelled seating area and a brick path that leads to a large shed that is used as a studio.



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 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. Pass the cricket ground and turn right into Church Street. Continue, pass The Nursery and the turning for Willow Road will be found on the right. The cottage is at the very end.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. 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

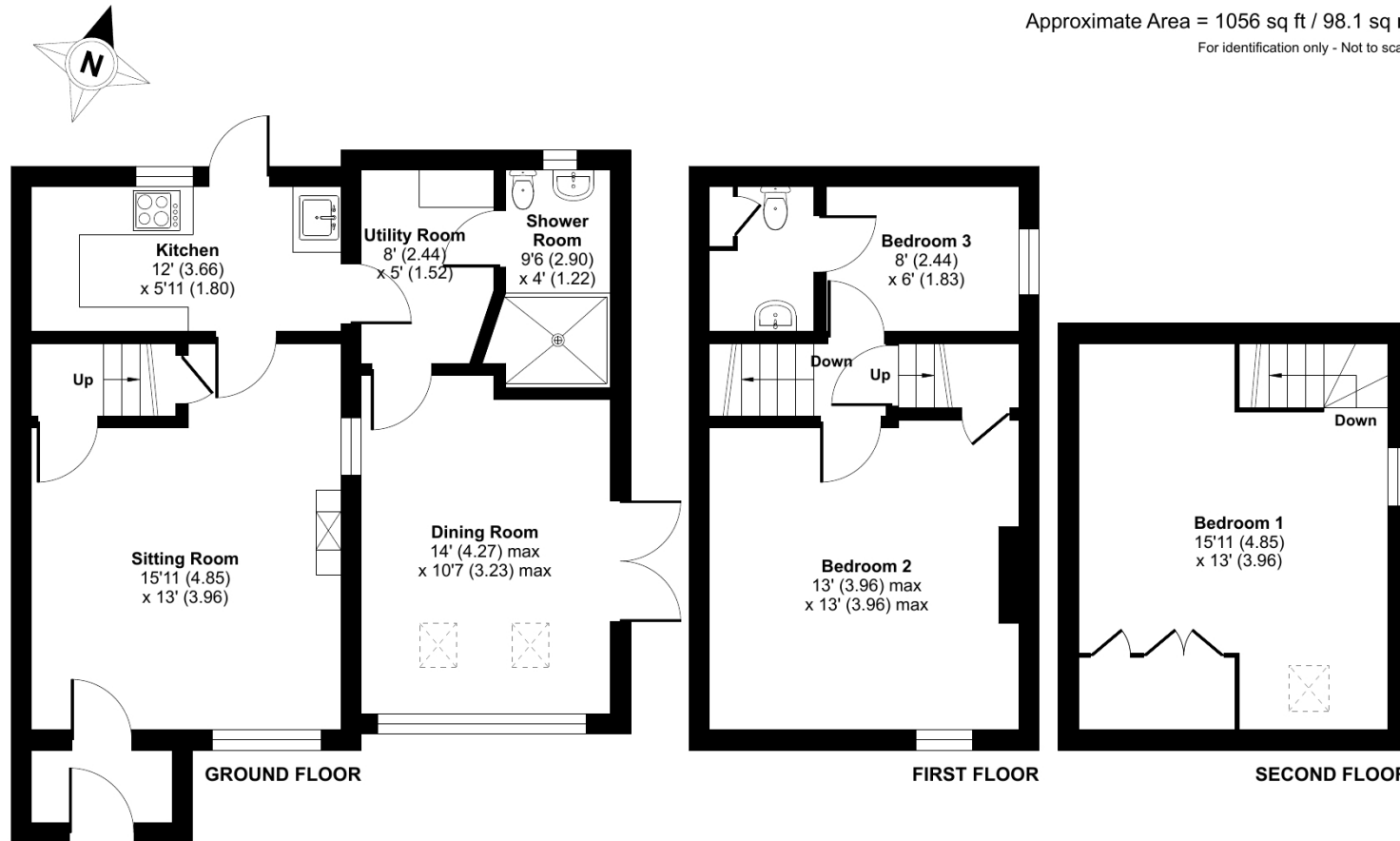
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



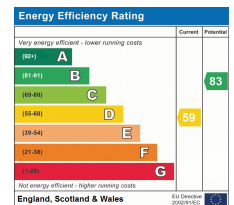
Willow Road, Kings Stanley, GL10

Approximate Area = 1056 sq ft / 98.1 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: 1193393



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.