



Bramblewood, Shute Street, Kings Stanley, Gloucestershire, GL10 3JT

Price Guide £495,000

**PETER JOY**  
Sales & Lettings



## Bramblewood, Shute Street, Kings Stanley, GL10 3JT

A substantial detached Cotswold stone and red brick house in a good location in this popular residential road in Kings Stanley with four/five bedrooms, three reception rooms, a garage and level gardens

PORCH, DINING ROOM, 17' SITTING ROOM, PLAYROOM, 17' KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, TWO FURTHER FIRST FLOOR BEDROOMS, FAMILY BATHROOM, CONNECTING ATTIC BEDROOMS, GARAGE, PARKING AND LEVEL GARDENS

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





### Description

A substantial detached character property situated in a quiet road in popular Kings Stanley. This location allows for easy access to the shops and amenities of the village with countryside walks on the Cotswold Way just up the lane. The property is built from Cotswold stone and red brick, with spacious accommodation arranged over three floors. A porch, dining room, 17' sitting room, playroom and 17' kitchen/breakfast room are on the ground floor, with a landing, principal bedroom with en suite bathroom, family bathroom and two further bedrooms above, on the first floor. Two further connecting bedrooms are found at the top of the house, on the second floor. The property is in need of some updating but offers prospective buyers a rare opportunity to renovate an excellent family home to their own standards and taste.

### Outside

The property benefits from level gardens to the front and rear, space to park and a detached garage. The parking is to the front of the house, with the garage to the right of the property. There is a gravelled area to the front of the house, with a level lawn at the front of the plot. This is screened from the lane by mature shrubs and trees. A side access leads around to the rear of the property and the rear garden. This is also level, and laid to lawn, with mature trees, a variety of shrubs and a raised planted border.

### Location

The property is situated in Shute Street, a quiet road just off the village centre. 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 Bath Road in the direction of Stroud. Continue for approximately two miles passing the turning for Eros Close on your right. Turn left after Aldi into Dudbridge Road. At the roundabout take the first exit, then the third exit at the next roundabout and continue along the bypass. Turn left at the traffic lights for Ryeford and the Stanleys and drive into Kings Stanley. Pass the Kings Head Public House on the left and proceed over the junction, turning left into Shute Street by the mini roundabout. Continue and the property can be found some way down on the left.

### Tenure

Freehold

### Services

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

### Council Tax

The council tax banding is D

### Local Authority

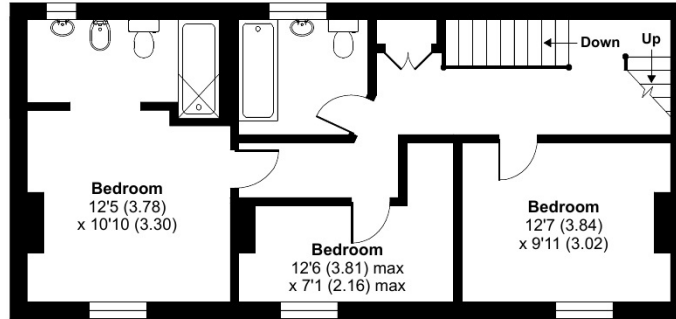
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



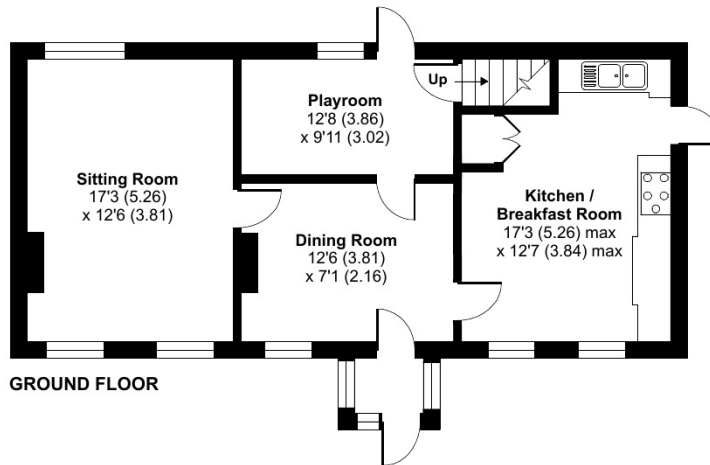
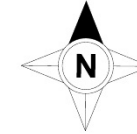
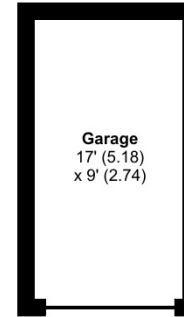
# Shute Street, Kings Stanley, GL10

Approximate Area = 1674 sq ft / 155.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1827 sq ft / 169.7 sq m

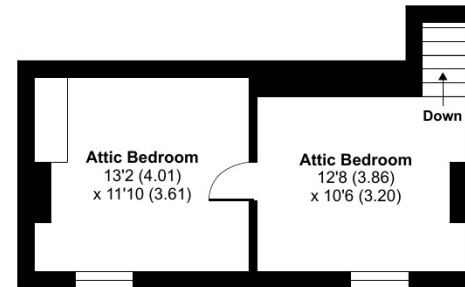
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FIRST FLOOR



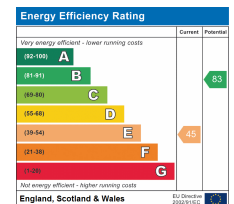
GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 814005



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.