



Vale Cottage, Greencourt, Kings Stanley, Gloucestershire, GL10 3QH
£575,000

PETER JOY
Sales & Lettings



Vale Cottage, Greencourt, Kings Stanley, Gloucestershire, GL10 3QH

A charming attached character cottage dating from pre 1800s, tucked away from passing traffic and enjoying a south facing, level garden with views towards Penn Woods. The property offers four bedrooms, light filled living space, driveway parking and a garden office, combining period features with quality modern finishes in a peaceful and sought after setting

ENTRANCE PORCH, OPEN PLAN KITCHEN/DINING ROOM, SUN ROOM, WC, SITTING ROOM WITH INGLENOOK FIREPLACE, FOUR BEDROOMS, SHOWER ROOM, GARDEN, OFFICE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This attractive character cottage, believed to date from the pre 1800s, is tucked away from passing traffic and offers well balanced accommodation arranged over three floors. Full of period charm, the property is complemented by quality modern finishes and enjoys a light, airy feel throughout.

The front door opens into an enclosed entrance porch with useful cloaks cupboard and shoe storage, leading through to a spacious open plan kitchen and dining room which forms the heart of the home. The handmade kitchen, by a local company, includes integrated fridge and freezer, dishwasher, oven, hob and microwave, along with a traditional butler's sink and tile effect Karndean flooring. The dining area benefits from engineered oak flooring and windows to both sides, creating a bright and welcoming space. Double doors open into a fully insulated sun room, filled with natural light and enjoying views over the garden, with further double doors providing direct access outside. From the kitchen an inner hall leads to a downstairs cloakroom and a cosy sitting room featuring an impressive inglenook fireplace with wood burning stove, log storage nook, understairs cupboard and a window overlooking the garden. From the inner hall, stairs take you to the first floor, where there are three well proportioned double bedrooms and a family bathroom. The landing also houses a linen cupboard and an airing cupboard containing the boiler, installed in 2022. The principal bedroom enjoys triple aspect views across Selsley Common, Penn Woods and towards May Hill, while bedrooms two and three also benefit from attractive outlooks. A further staircase leads to the second floor, where the fourth bedroom is currently used as an artist's studio. Set within the eaves, this characterful space features two Velux windows and a doorway leading to a further area, offering potential to extend the room or create an en-suite, subject to the necessary consents.

Outside

The cottage enjoys a delightful south facing garden positioned to the side of the property. Immediately outside the sun room is a paved seating area, ideal for outdoor dining, leading onto a level lawn bordered by established trees, shrubs and well stocked flowerbeds. From the garden there are lovely views across Selsley Common and Penn Woods, creating a peaceful and private setting. Further benefits include a garden office with power and electricity, making it ideal for home working, along with a separate potting shed. Access to the property is via a gravelled driveway which also provides parking.

Location

Selsley West is a popular residential area between King's Stanley and Selsley. There is a good pub in Selsley, with Sainsburys just down the road, and the villages of King's Stanley and neighbouring Leonard Stanley benefit from shops, a Co-op and two good schools, with straightforward 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. Turn left into North Woodchester and continue up Selsley Road. Pass the turning for The Royal Oak on the left and continue up the hill. Turn right at the top 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's Stanley. Follow the road through and as you start to go down the hill, the turning for Greencourt can be found towards the bottom of the hill on the right hand side. For viewing purposes, we suggest parking on Broad Street.

Agents note

There is a gated pedestrian access through the garden, which the neighbouring property may use for wheelbarrow access only. The neighbouring cottage has a right of way over Vale Cottage driveway to access their garage and garden.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



Vale Cottage, GL10 3QH

Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft
 Office = 9.0 sq m / 97 sq ft
 Total = 139.5 sq m / 1502 sq ft

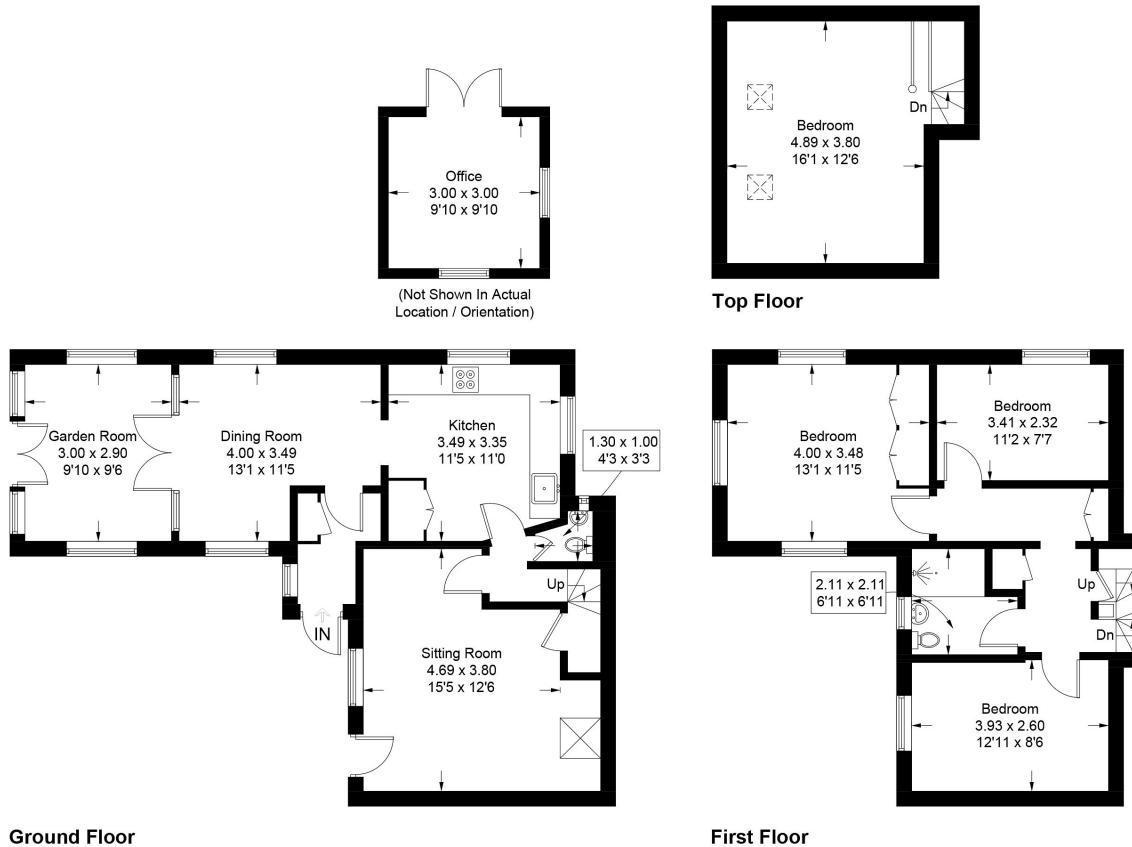
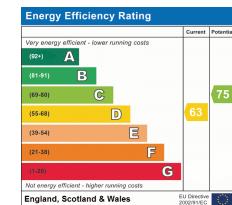


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1265587)



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.