



74 Kingscourt Lane, Stroud, Gloucestershire, GL5 3PX

Guide Price £500,000

PETER JOY
Sales & Lettings



74 Kingscourt Lane, Stroud, Gloucestershire, GL5 3PX

Well proportioned four bedroom character property offered with no chain and located on popular Kingscourt Lane in Rodborough. Off street parking and generous front and rear gardens are complemented by an entrance hallway, spacious open plan sitting/dining room, kitchen/breakfast room with a fitted kitchen, 14'8 x 9'11 home office/reception room, utility room, ground floor WC, four good size bedrooms, shower room and family bathroom. Offered with no onward chain.

ENTRANCE HALLWAY, OPEN PLAN SITTING/DINING ROOM WITH WOODEN FLOORING AND DOUBLE DOORS TO THE REAR, KITCHEN/BREAKFAST ROOM WITH A FITTED KITCHEN, HOME OFFICE/RECEPTION ROOM, UTILITY ROOM WITH REAR ACCESS, GROUND FLOOR WC, LEAN TO (IN NEED OF MODERNISING) FIRST FLOOR LANDING, FOUR GOOD SIZE BEDROOMS, SHOWER ROOM AND FAMILY BATHROOM, GAS CENTRAL HEATING DOUBLE GLAZING, FRONT GARDEN WITH OFF STREET PARKING FOR TWO CARS, GATED SIDE ACCESS, RAISED PATIO, LARGE LAWNED REAR GARDEN, LOVELY ASPECT TO FIELDS AT THE FRONT AND ACROSS RODBOROUGH TO THE REAR, OFFERED WITH NO ONWARD CHAIN.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

74 Kingscourt lane is a spacious family home set in a superb location with open fields to the front and comprising, an entrance hallway with stairs to the first floor, a good size open plan sitting/dining room with engineered oak wooden flooring with underfloor heating, double doors leading to the patio and rear garden, a kitchen/breakfast room with a fitted kitchen leading to the utility room, ground floor WC and a further reception room which is an ideal home office or play room. The first floor offers a landing, four good size bedrooms, a shower room and family bathroom with dual purpose towel rail. Further benefits include gas central heating, double glazing and being offered with no onward chain.

Outside

To the front of the property is a good size front garden with off street parking for two cars and gated side access, a pathway leads to the entrance door. The rear garden offers a delightful open aspect with views across Rodborough and a good size paved patio, log cabin with potential for a home office/studio subject to the usual permissions and steps lead down to a generous lawn which is enclosed by a boundary fence and hedging.

Location

Amenities available within the vicinity include the well regarded Gastrells School which is a short walk down the road the Kings Head public house, with some 200 acres of National Trust land at Rodborough and Minchinhampton Commons found just up the road. A wider range of facilities are available in nearby Stroud approximately 2 miles distant to include an excellent range of state and private schools, restaurants and public houses, an award winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles) Cirencester (15 miles) and Bristol (20 miles) and respectively Junction 13 (M5 motorway) is also within easy driving distance.

Directions

From Stroud take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and take the second left at the bottom of the hill into 'Kitesnest Lane'. Follow the road up past the allotments and at the top of the hill, turn left and drive past the school and the property can be found over the brow and down on the left hand side, as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = C

Services

The vendor has informed us that all mains services are connected.

Local Authority

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



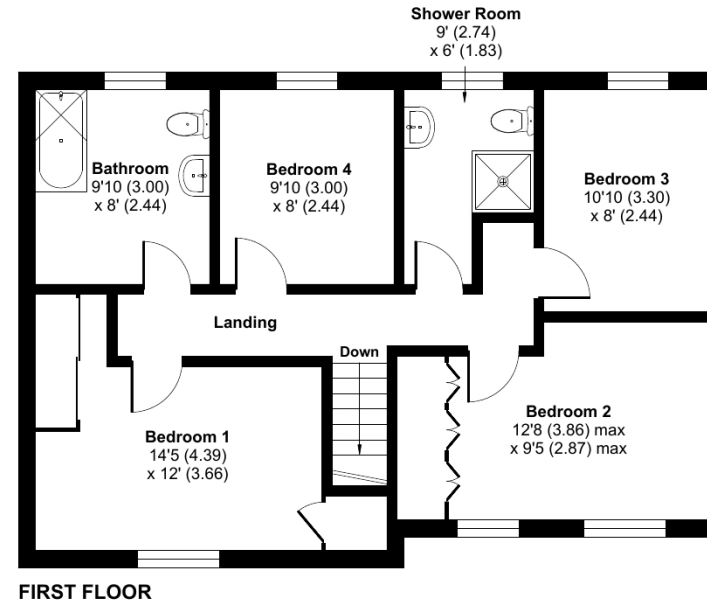
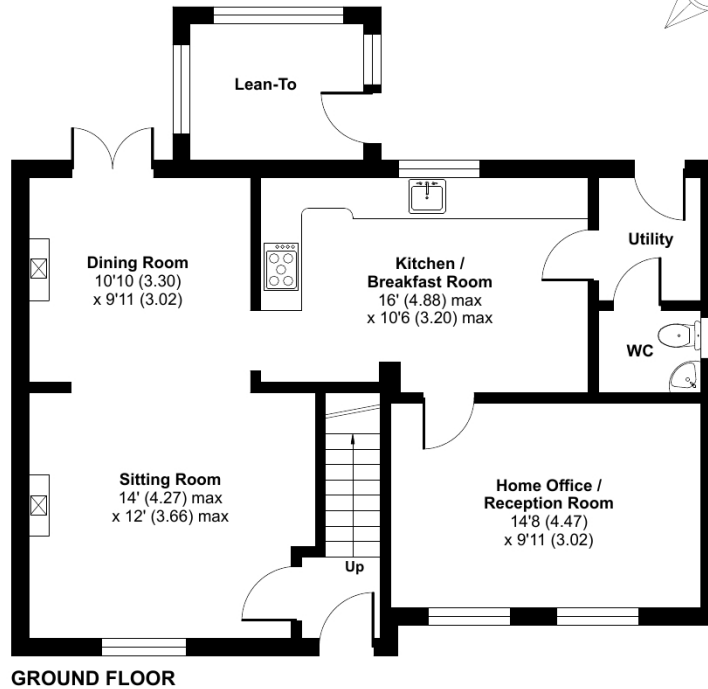
Kingscourt Lane, Stroud, GL5

Approximate Area = 1430 sq ft / 132.8 sq m

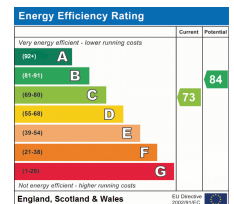
Outbuilding = 57 sq ft / 5.2 sq m

Total = 1487 sq ft / 138 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 2024. Produced for Peter Joy Estate Agents. REF: 1100797



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.