



Brick Cottage, Shute Street, Kings Stanley, Gloucestershire, GL10 3JT
£220,000



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A charming Victorian semi detached cottage with open plan kitchen/living space, double bedroom, parking for two cars and west facing low maintenance garden

20' OPEN PLAN KITCHEN/DINING/LIVING ROOM, DOUBLE BEDROOM, BATHROOM, ATTIC, GARDEN AND PARKING

Viewing by appointment only

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Description

Located in the heart of the village of Kings Stanley, this rendered semi-detached cottage blends character charm with modern living across three floors. The property enjoys a fantastic position close to local amenities, with beautiful countryside walks on your doorstep. The entrance is located to the side of the property and opens directly into the kitchen, which is open plan to the living room. The kitchen is fitted with classic shaker-style units and tiled flooring that continues through to the living space, creating a seamless flow. The living area is bright and welcoming, featuring a fireplace with a stone hearth, and benefits from windows to the front allowing natural light to flood in.

From the kitchen, a door leads to an inner lobby, where stairs lead up to the first floor. There is an understairs storage nook here, as well as a separate storage cupboard providing excellent practicality. Upstairs, the first floor landing is tiled and gives access to a bathroom fitted with a bath and a separate shower cubicle. The double bedroom is spacious and light, with windows to both the front offering delightful views towards Penn Wood, and the side. Two built in wardrobes provide ample storage. A further staircase leads to the second floor, where a landing with a porthole window opens into a convenient attic. This versatile space benefits from eaves storage and a Velux window.

Outside

To the front, a small redbrick boundary wall encloses a paved area currently used for bin storage. The property offers off street parking for two vehicles to the side. From here, a paved pathway leads beneath a charming arbour adorned with wisteria, creating a lovely approach to the side entrance of the house. The main garden lies to the side of the property, accessed directly from the kitchen. West-facing and fully enclosed with fencing, the garden enjoys a good level of privacy. It has been thoughtfully designed for low maintenance, being fully paved, and features a small shed along with an additional storage area to the rear of the house, perfect for those seeking a practical yet peaceful outdoor space.

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 closeby. 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 after Aldi into Dudbridge Road. At the roundabout take the third exit 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, the property can be found some way down on the left.

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 standard and 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.

Local Authority

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

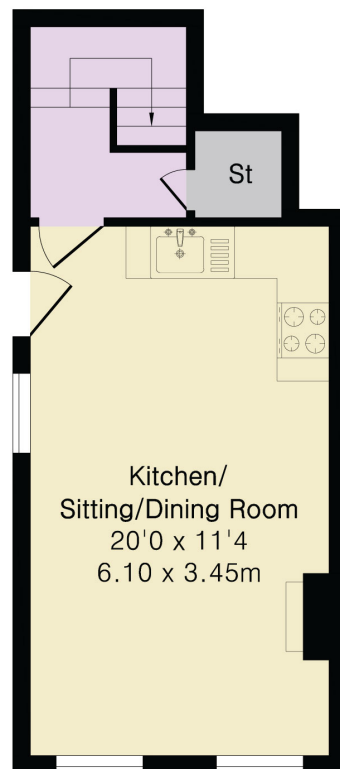


Approximate Gross Internal Area 709 sq ft - 66 sq m

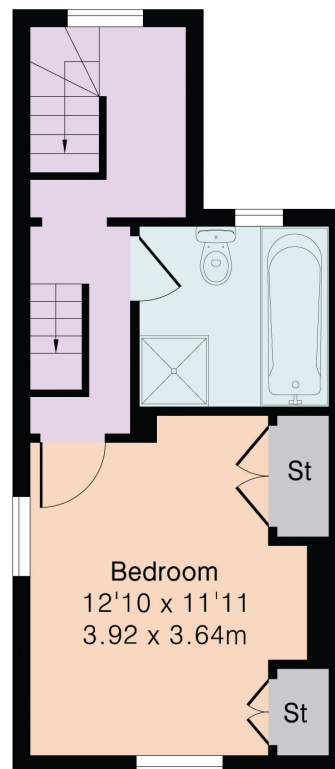
Ground Floor Area 271 sq ft – 25 sq m

First Floor Area 271 sq ft – 25 sq m

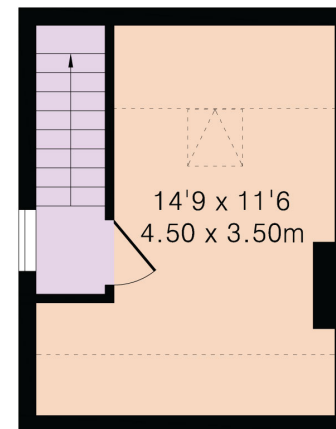
Second Floor Area 167 sq ft – 16 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90+)	A	84
(81-89)	B	
(69-80)	C	52
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.