



Kingley Cottage Paganhill Lane, Stroud, Gloucestershire, GL5 4JH
Guide Price £625,000



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This delightful four-bedroom, three-story Grade II listed detached Cotswold stone home, located on the outskirts of Stroud, combines period charm with modern living. Sympathetically restored over the past six years, it features a wealth of character, a good-sized garden, parking and convenient access to local amenities.

ENTRANCE, MODERN KITCHEN, DINING ROOM, LARGE SITTING ROOM/FAMILY ROOM, LARGE CELLAR WITH POTENTIAL TO CONVERT, FOUR BEDROOMS, FAMILY BATHROOM, TWO ADDITIONAL LOFT ROOMS, VIEWS, GOOD SIZED LEVEL REAR GARDEN, PARKING FOR THREE CARS, GARAGE, CLOSE TO AMENITIES



Viewing by appointment only

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Description

Kingley Cottage is a charming Grade II listed home that has been lovingly maintained by three generations of the same family. The property brims with character while incorporating thoughtful modern updates by the current owners. This period home features both front and rear access, with the rear entry leading into a practical boot room. This space flows into the rear hallway, which includes a convenient cloakroom. The modern kitchen is well-appointed with a range of wall and base units and accommodates various free-standing appliances. It seamlessly connects to the dining room, which boasts an exposed brickwork fireplace and views over the front aspect. From the hallway, a door leads down to a large split cellar. With its good ceiling height, ventilation and a window facing the front, this versatile space offers excellent potential for conversion into additional accommodation. Completing the ground floor is a spacious sitting room/family room, a light and airy space with dual aspect views to the front and rear. This room features two charming feature fireplaces, adding to its warmth and character. Stairs from the main hallway lead to the first floor, where four generously sized double bedrooms await. The two rear-facing bedrooms overlook the rear garden, while the two front-facing rooms provide views to the front. A modern family bathroom, complete with both a bath and a separate shower, serves this level. A further staircase ascends to a handy loft area featuring a landing that serves as an ideal study space, along with two spacious rooms. This area was converted several years ago and does not meet current building regulations, so it is classified as loft space. The current owners have utilised these rooms as bedrooms, both of which are equipped with Velux windows overlooking the rear.

Outside

The property boasts gardens extending to both the front and rear. Starting with the rear garden, you'll find parking for three vehicles alongside access to the garage. A gateway from the parking area leads through to an illuminated pathway guiding you to the rear entrance. Spanning the width of the property, a beautiful sandstone-paved patio creates an ideal setting for alfresco dining. The remaining rear garden features a level lawn complemented by well-stocked raised beds, offering a perfect blend of greenery and practicality. Side access leads to the front garden, which is enclosed and laid to lawn. From here, convenient access to Paganhill Lane is available.

Location

Cainscross benefits from well-established secondary schools, a nursery, veterinary practice and the canal whilst nearby Ebley benefits from a coffee shop/wine bar, a gym and children's soft play. The house is also in easy walking distance of three supermarkets, a primary school and a playing field. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

Directions

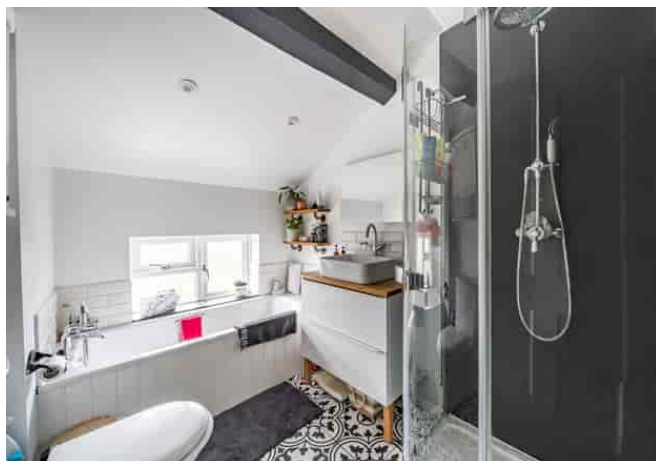
From Stroud, take the A419 Cainscross Road. Continue past Homebase on your left-hand side. As the road straightens, proceed past the schools on your right and the school sports hall on your left. Take the second exit straight over the roundabout. On your right, you will notice Fortune Takeaway. Take the road to the right of the takeaway. Continue, and you will see a car park and a road to the right. Proceed along Brewery Cottages, and the property will be on your right.

Property information

The property is freehold & Grade II listed. 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 standard, superfast and ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

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





Paganhill Lane, Stroud, GL5

Approximate Area = 2002 sq ft / 185.9 sq m

Limited Use Area(s) = 184 sq ft / 17 sq m

Garage = 140 sq ft / 13 sq m

Total = 2326 sq ft / 215.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1070342

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.