



17 Dyehouse Field, Kings Stanley, Gloucestershire, GL10 3QR
£475,000

PETER JOY
Sales & Lettings



17 Dyehouse Field, Kings Stanley, Gloucestershire, GL10 3QR

A beautifully presented detached house ideally located within this sought-after development in Kings Stanley with three double bedrooms, 18' kitchen/dining room, 18' sitting room, garden, garage and parking

ENTRANCE HALL, CLOAKROOM/W.C, 18' SITTING ROOM WITH GLAZED DOORS TO THE GARDEN, 18' KITCHEN/DINING ROOM, 14' PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, GARAGE, PARKING AND LOVELY GARDENS



Viewing by appointment only

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Description

An immaculate detached house in a good position within Dyehouse Field, a popular development in Kings Stanley. The properties here were built by Lioncourt Homes in 2017. The build has been well received by residents of the village is now very much part of the traditional village community, with two good primary schools close by, a shop on the corner, and country walks up into Penn woods on the doorstep. The property is beautifully kept by the current owner, with well proportioned living space arranged over two floors.

This comprises an entrance hall, cloakroom/WC, 18' sitting room with glazed doors that open on to the garden, an 18' kitchen/dining room with integrated appliances and utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, 14' principal bedroom with en suite shower room, two further bedrooms and a bathroom on this level. A prospective purchaser has the benefit of approximately 3 years remaining on the NHBC equivalent certificate, and this serves as further incentive to view this lovely home as soon as you can.

Outside

Outside, the immaculate nature of the property continues in the lovely, landscaped gardens. The spacious level plot has a large lawn area, surrounded by borders with mature shrubs and flowers. Double doors from the lounge lead out to a lovely patio area with more paving leading round to the back door and the garage. The lawn is fully enclosed by a red brick wall and fencing and offers a safe and charming place to relax. There is also an area of garden to the front, surrounded by low hedging. The property also benefits from a garage, parking and provision for an charging point.

Location

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 2 miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

Directions

From our Nailsworth office turn onto the A46 towards Stroud. Continue for approximately two miles and then turn left just before the Kitesnest Public House onto Dudbridge Road. Continue along this road and at the first roundabout take the first exit and at the next roundabout by Sainsburys take the second exit onto the bypass towards the M5. At the traffic lights signposted Kings Stanley turn left. Proceed into the village and continue. Turn left just after the Co-op into Castle Street and continue. Dyehouse Field can be found at the end of this road on the right. Follow the road around and to the left and the property can be found on the corner.

Agents note

There is a restrictive covenant in place that prevents owners from parking caravans/camper vans on the drive. The seller plans to take the pergola to their next property. The shed is not included in the sale but could be sold to a prospective buyer.

Property information

The property is freehold. There is an estate management charge which is currently £393.33 per annum but is subject to change year on year. 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 ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

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



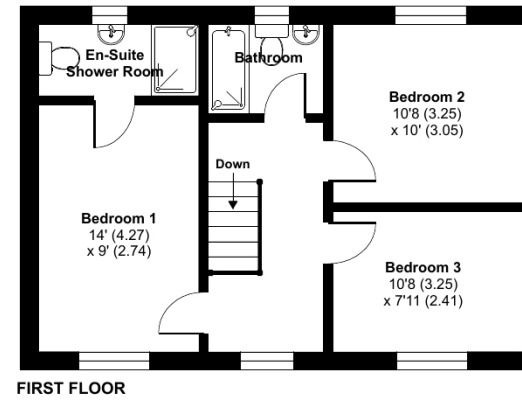
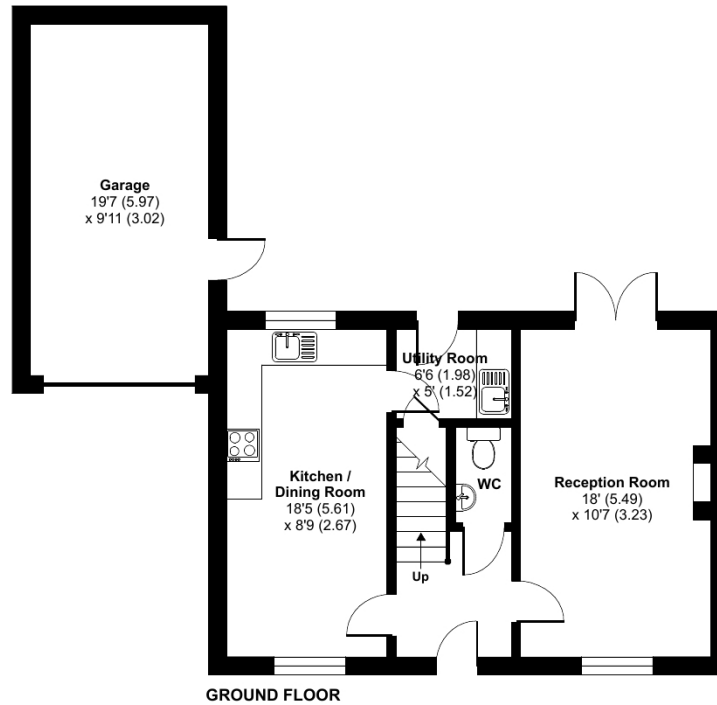
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Approximate Area = 996 sq ft / 92.5 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Peter Joy Estate Agents. REF: 1201330

Energy Efficiency Rating		Current	Potential
99+	A		95
91-97	B		
83-90	C		
75-82	D		
69-74	E		
63-68	F		
55-62	G		
1-54			
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.