



Layenka, Penn Lane, Kings Stanley, Stonehouse, Gloucestershire, GL10 3PX
£410,000



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A well presented detached bungalow situated in a quiet country lane near popular Kings Stanley with gardens, summer house, driveway, and single garage

ENTRANCE PORCH, L-SHAPED SITTING/DINING ROOM, KITCHEN, TWO BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM) SHOWER ROOM, CONSERVATORY, PRIVATE GARDENS, SINGLE GARAGE AND DRIVEWAY PARKING

Viewing by appointment only

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Description

A detached non-estate bungalow in a country lane just off the Cotswold Way at popular Middledyard. This location enjoys an east/west orientation and allows for straight forward access to amenities and a well regarded school at Kings Stanley and Leonard Stanley, with Penn Woods at the top of Penn Lane, a few yards away. The spacious accommodation is spread over one floor and comprises: entrance porch leading into a L shaped sitting room/dining room, a well-equipped kitchen with breakfast bar and door to a rear decked area. The principal bedroom has built-in wardrobes and a large en-suite bathroom and a conservatory overlooking the garden. There is a further bedroom and shower room. The bungalow has gas fired central heating and double glazing throughout.

Outside

The property benefits from a driveway and single garage. The private gardens surround the bungalow with lawns, mature hedging, a lovely decked entertaining area immediately off the kitchen, which is ideal for barbeques, and enjoys a superb view. There is a timber built summer house and trees to the rear of the property.



Location

Middledyard lies equidistant between both Selsley and the larger village of Kings Stanley which 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 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 in the direction of Stroud for approximately two miles. Turn left into North Woodchester and continue up Selsley Road. At the top of the hill turn right and follow the road along the common. Take the left hand turn into The Grove. At the end of the road turn left into Middledyard, Selsley West and Kings Stanley. Follow the road through, passing Coombe Lane on your left and the former Baptist church and Orchard Close on your right. Take the next left hand turning into Coldwell and immediately left into Penn Lane. The bungalow can be found almost at the top of the road on the right just before it turns into a single track lane.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding is D.

Local Authority

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



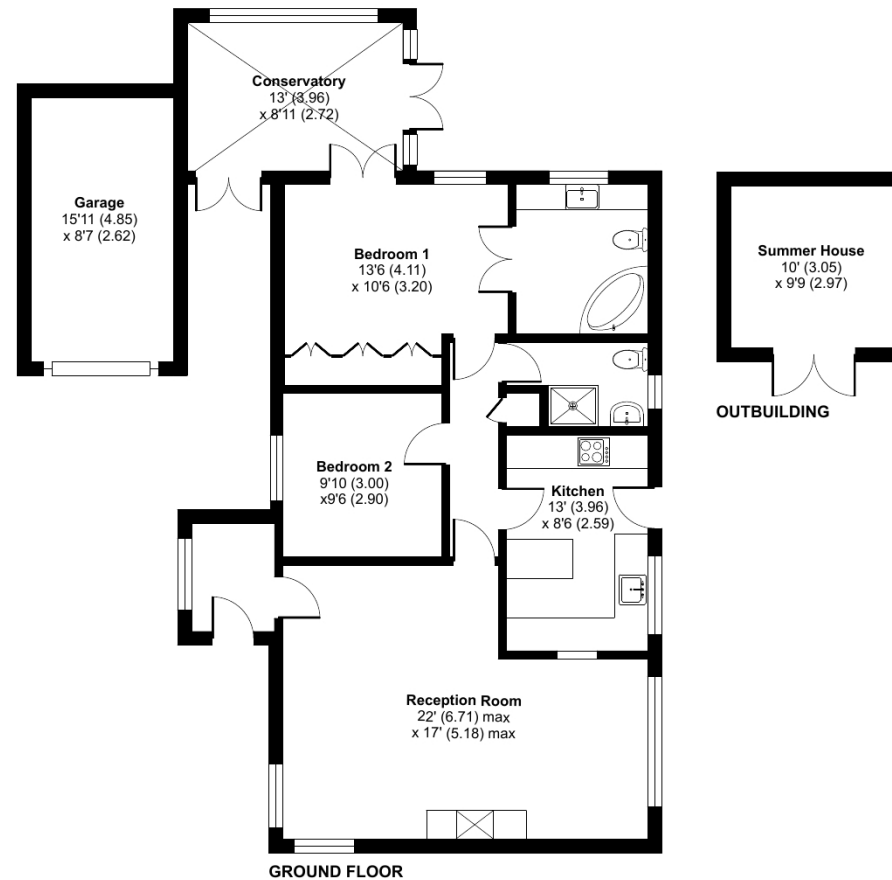
Penn Lane, Kings Stanley, Stonehouse, GL10

Approximate Area = 1160 sq ft / 107.7 sq m (includes garage)

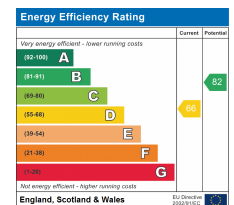
Outbuilding = 97 sq ft / 9 sq m

Total = 1257 sq ft / 116.7 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 2023. Produced for Peter Joy Estate Agents. REF: 1012567



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.