



69 Borough Close, Kings Stanley, Stonehouse, Gloucestershire, GL10 3LJ  
£625,000





## 69 Borough Close, Kings Stanley, Stonehouse, Gloucestershire, GL10 3LJ

Viewing highly recommended - an immaculately presented detached family home in a prime position in a popular village location with four double bedrooms, ample parking and a south west rear facing garden.

ENTRANCE HALL, SITTING ROOM, DINING ROOM, 21' KITCHEN/BREAKFAST ROOM, CLOAKROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS, BATHROOM, GARDEN, INTEGRAL GARAGE/UTILITY ROOM AND AMPLE PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

An extended four bedroom detached house located in a popular cul-de-sac within the sought-after village of Kings Stanley. The property is beautifully presented throughout and comprises: a spacious entrance hall with tiled flooring; cloakroom; door to a practical boot and coat room with steps leading down to the integral garage/utility; a sitting room with stone fireplace housing a cast iron stove, bay window to the front and glazed door opening into a separate dining room with French doors to the rear garden; a stunning 21' kitchen/breakfast room with windows and door overlooking the rear garden and oozing with natural light, it offers ample storage with deep pan drawers and good quality built-in appliances including a dishwasher. On the first floor there is a spacious landing; principal bedroom with en-suite shower room, three further double bedrooms and family bathroom.

### Outside

There is ample parking to the front of the property for at least four/five vehicles. There is a side pedestrian gate that leads into a southwest facing garden with a good size patio area ideal for entertaining and a level lawn. The flower beds are well stocked with shrubs and perennials and there are three ornamental pear trees. There is also a useful garden shed.

### 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 two 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 into Dudbridge Road. Continue along this road and at the roundabout by Sainsburys take the second exit onto the bypass. At traffic lights signposted Kings Stanley turn left. Proceed into the village passing the Kings Head pub on your left hand side. On the bend just past the Co-op bear left and at the mini roundabout take the third exit into Castle Street. Continue along turning left into Borough Close. Follow the road and just before you reach the end of the cul de sac the property can be found on your left hand side.

### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

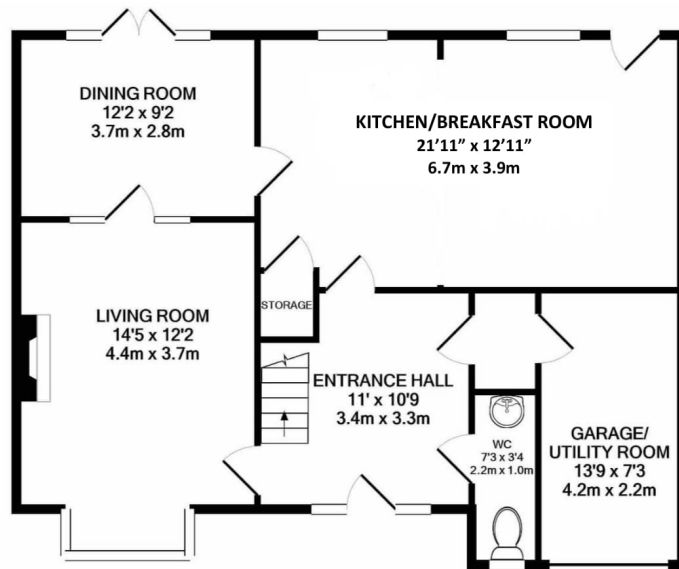
The council tax banding is E.

### Local Authority

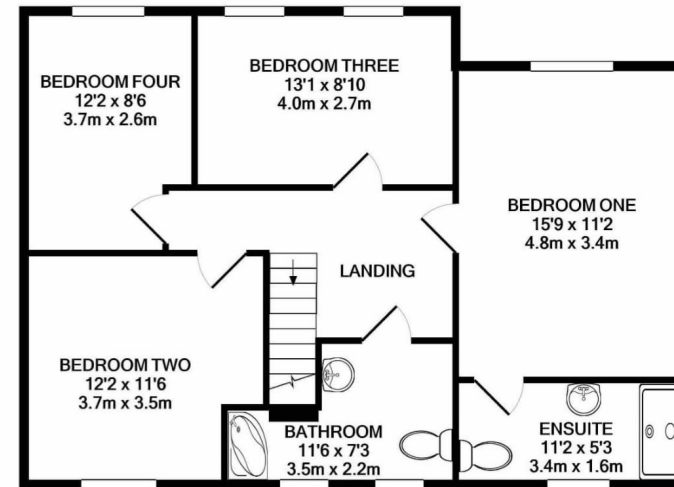
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321





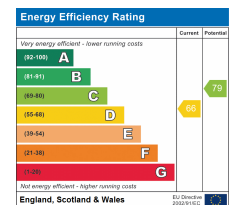


GROUND FLOOR



1ST FLOOR

BOROUGH CLOSE, KINGS STANLEY GL10 3LJ  
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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.