

## Old New Inn, Church Street, Kings Stanley, Stonehouse, Gloucestershire, GL10 3HT



Detached residence • Well presented • Sought after location • Walking distance to schools and amenities • Courtyard garden • Garage • Flexible living accommodation • EPC D

# Old New Inn,

Church Street, Kings Stanley, Stonehouse, Gloucestershire, GL10 3HT

## Key Features



4/5  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Located in a sought-after position and within easy walking distance to schools and amenities stands this beautifully presented detached four/five bedroom residence offering good size living accommodation along with a courtyard garden and a garage.

On entering through a pitched roof porch there is a spacious entrance hall/family room which is beautifully presented. The sitting room leads off and is of a lovely size and benefits from a wood burner.

The open plan kitchen/dining room is well presented and is of a good size, there are plenty of built-in modern style units.

To the first floor, there are two/three bedrooms, a separate shower room and a family bathroom.

To the second floor, there are a further two good size well-presented attic bedrooms.

Outside there is a lovely courtyard garden to the rear and the property benefits from a garage.

## Amenities

Kings Stanley offers many amenities including a grocery shop, village primary school and a pub. Further afield are the towns of Stonehouse and Stroud, both offering a comprehensive range of shops, banks and leisure facilities.

The nearest secondary schools are Maidenhill mixed comprehensive, the Downfield Grammar Schools and comprehensive Archway School in Stroud. For independent education, Wycliffe College in Stonehouse caters for students aged 2 to 18 and offers nursery, preparatory and senior schools as well as a sixth form college.

Kings Stanley offers excellent transport links being close to the M5 and to Stonehouse and Cam & Dursley stations for direct trains to Gloucester, Bristol and London Paddington.

## Directions

From our office in Nailsworth take the A46 towards Stroud bearing left towards M5, Stonehouse and Dudbridge. Turn left at the roundabout and follow the signs for the A419. Continue along the A419 until you reach the traffic lights and turn left onto Cotswold Way continuing onto Ryeford Road then turn left into St Georges Avenue which turns into Church Street where the property can be found a short distance along on the left hand side visible from our for sale board.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Stroud District Council

Council Tax Band: E

## Our reference

STRVAL/SM/RN/22082022

## We'd love to hear from you

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Denotes restricted head height

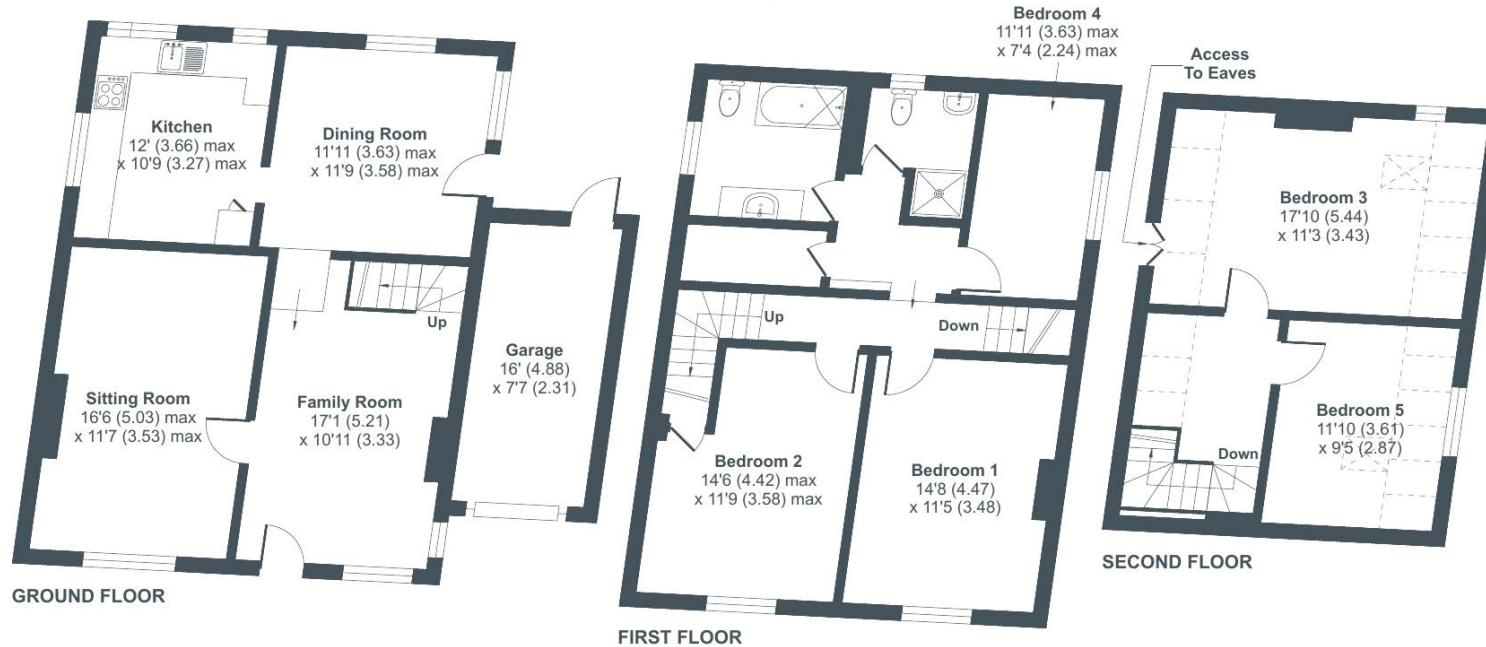
# Kings Stanley, Stonehouse, GL10

Approximate Area = 1755 sq ft / 163 sq m (includes garage)

Limited Use Area(s) = 122 sq ft / 11.3 sq m

Total = 1877 sq ft / 174.3 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). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 889128



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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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