

Broad Street, Kings Stanley, Stonehouse, Gloucestershire GL10 3PN



Sought after location • Walking distance to primary schools • Close to amenities • Parking • Garden • Well presented • Character features • EPC D

Broad Street, Kings Stanley, Stonehouse, Gloucestershire GL10 3PN

#### Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

#### About the property

Period end of terrace house in a charming village location.

This three-bedroom property exudes character and warmth, making it the perfect family home. The house is well-maintained, offering a clean and cosy living space. The convenience of off-street parking and a lovely garden adds to the appeal of this homely abode. With its period features and comfortable atmosphere, this property is sure to impress.

Don't miss this opportunity to make this charming house your new home. Contact us today to arrange a viewing.

#### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

#### 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. Stay on this road as it heads towards King's Stanley. At the roundabout with the Kings Head pub in front, take the left hand turn onto Broad Street. Continue up the hill passing the primary school on your left. The property can be found a short distance on your right.

What3Words: ///crown.tools.palettes

#### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

#### Local Authority

Stroud District Council

Council Tax Band- C

#### Our reference

NAI/SM/MS/26032025

#### We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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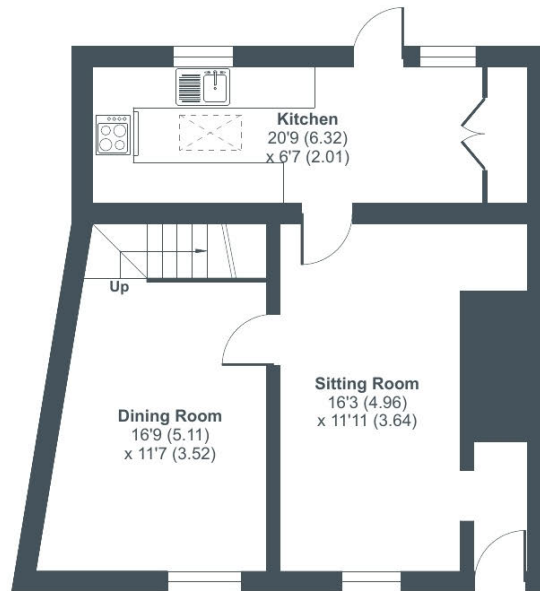
# Arundel Broad Street, Kings Stanley, Stonehouse, GL10

Approximate Area = 1377 sq ft / 127.9 sq m

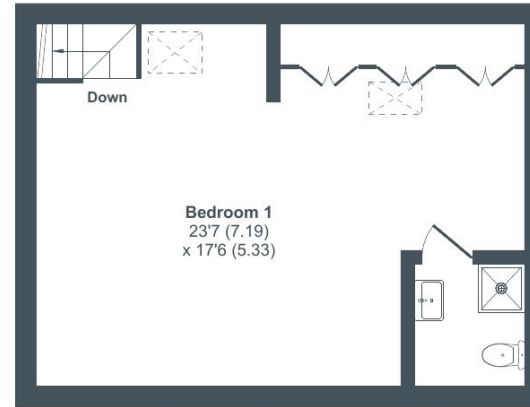
Outbuilding = 84 sq ft / 7.8 sq m

Total = 1461 sq ft / 135.7 sq m

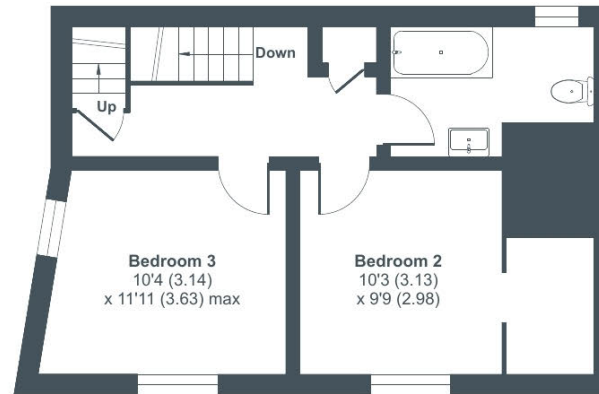
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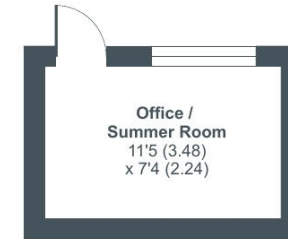
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1264587



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**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.

