

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



Charming Cotswold stone cottage arranged over three floors • Two double bedrooms plus landing/study area •
Character features including beams and fireplace • Sitting room, kitchen and separate dining room •
Private south westerly aspect-facing garden with patio and summerhouse • EPC E •

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Key Features



2
Bedrooms



1
Bathroom



2
Reception

About the property

Tucked away in the heart of this popular village, this charming two-bedroom Cotswold stone cottage offers beautifully balanced and spacious (1,195 sq ft) accommodation arranged over three floors, combining character features with practical living space. Enjoying lovely views to the front and a peaceful setting, the property is offered to the market with NO ONWARD CHAIN!

The accommodation begins with a welcoming entrance lobby leading into a cosy sitting room, rich in character with exposed beams and a feature fireplace. To the rear, the kitchen is well-appointed with a traditional Belfast sink and useful storage, flowing through to a generous dining room with direct access out to the garden, ideal for both everyday living and entertaining. The first floor provides a well-proportioned double bedroom with built-in storage and far-reaching views, alongside a family bathroom and a good-sized landing area, ideal for use as a study or a snug. On the top floor, a further double bedroom is complemented by another versatile landing area, perfect for use as a reading space or occasional guest bedroom.

Outside, the property continues to impress with a level rear garden with a south-westerly aspect (perfect for the afternoon and evening sun!), featuring a spacious patio area and a good degree of privacy, bordered by mature planting. A useful summerhouse at the end of the garden offers excellent flexibility as a home office or hobby space.

Amenities

King's Stanley is a charming and historic village nestled beneath the dramatic Cotswold escarpment, offering a perfect blend of rural peace and modern convenience. Part of the popular "Stanleys" alongside Leonard Stanley and Stanley Downton, the village is defined by its beautiful stone architecture, vibrant community spirit, and proximity to the Five Valleys.

The village is well-served for day-to-day needs, featuring a local Co-op with a Post Office, a traditional village shop, and The Rest, an esteemed cafe and function room, which features regular pop-up restaurants, has become a popular spot for artisanal coffee and homemade treats. The King's Head pub sits at the heart of the High Street, providing a welcoming social hub.

For those who enjoy the outdoors, the Cotswold Way runs directly through the village, and the nearby Selsley Common offers hundreds of acres of open space with spectacular views across the Severn Vale.

King's Stanley is a fantastic choice for families. The village has its own well-regarded primary school, King's Stanley C of E, which currently holds a 'Good' Ofsted rating. In the wider area, the choice of education is exceptional; the nearby town of Stroud is home to the renowned Marling School (Boys) and Stroud High School (Girls), both of which are consistently rated 'Outstanding.'

Despite its peaceful setting, King's Stanley is remarkably well-connected:

Rail: Stonehouse railway station is just two miles away, offering a direct mainline service to London Paddington in approximately 90 minutes. Stroud station is also close by, providing further links to Gloucester, Cheltenham, and Swindon.

Road: For the motorist, Junction 13 of the M5 is approximately three miles away, making for an easy commute to Bristol, Gloucester, or the Midlands. The M4 is also accessible via the A46 or A417, connecting you to the wider national motorway network.

Just a short distance from King's Stanley lies the historic market town of Stroud, frequently named by The Sunday Times as one of the best places to live in the UK. Known for its independent spirit and bohemian atmosphere, Stroud offers a unique lifestyle that celebrates local culture and the arts.

Whether you are looking for the quiet charm of village life or the vibrant energy of a creative market town, the area surrounding King's Stanley and Stroud offers a truly enviable quality of life.

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.

Directions

From our office at 5 London Road, proceed along London Road and continue out of Stroud following signs for Stonehouse / A419. At the roundabout, take the appropriate exit towards Stonehouse and continue for a short distance.

Turn left signposted Kings Stanley and follow this road into the village. Continue through Kings Stanley, passing the village amenities, and follow the road out towards Middledyad. The property will be found on the right hand side opposite the playing field.

What 3 Words ///crown.tools.palettes

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Stroud District Council, Stroud
Council Tax Band - C

Our reference

NAI260078/ 9th April 2026

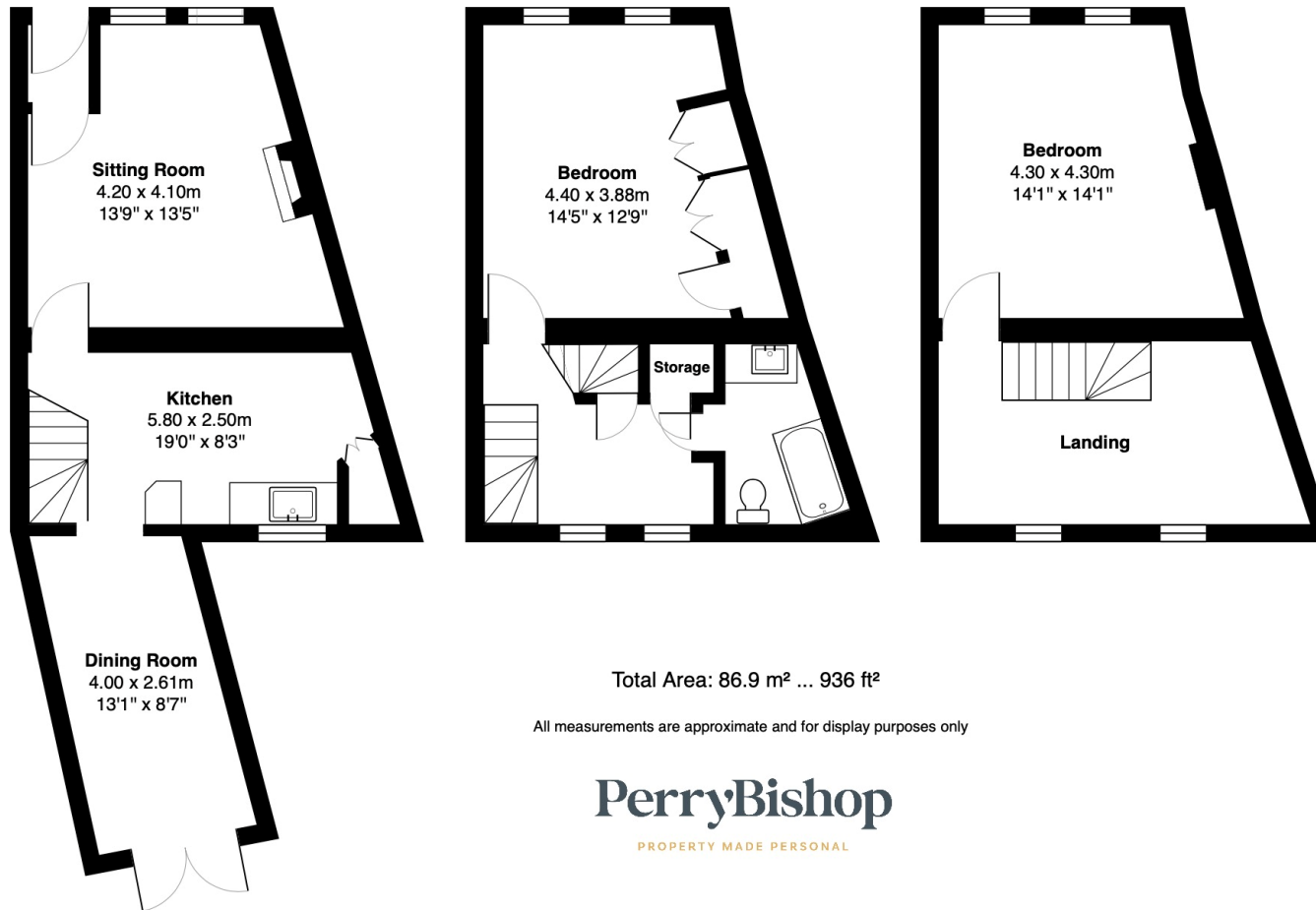
We'd love to hear from you

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