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# 21 BOROUGH CLOSE, KINGS STANLEY, STONEHOUSE, GL10 3LJ

## The Property

This is a great example of a three-bedroom semi-detached family home, set in the heart of the village on a well-regarded and established development. The current owners have created a delightful home that has a welcoming feel the moment you walk in.

On approach, the extended driveway provides ample parking, with gates to the side enclosing additional driveway space leading to a single garage. This creates a private and practical area for the family to enjoy.

The entrance hall is bright and welcoming. A practical layout that sets the tone for the rest of the home. There is space for coats and shoes, along with a useful storage area beneath the stairs. A window to the side adds natural light complementing the neutral décor and wood-effect flooring. From here, doors lead to the sitting room, fitted dining kitchen, cloakroom with stairs rising to the first floor. The downstairs cloakroom is stylishly presented with deep navy walls, a feature wall with textured hexagonal tiles adds a modern feel and depth to the space.

The sitting room is a generous and bright space, featuring a large front-facing window that floods the room with natural light. Adam Style fireplace with marble hearth inset. AGENT NOTE: The current vendors have a Bioethanol fireplace, this is not included in the sale. A deep red accent wall adds warmth and character, whilst an internal opaque window set into the wall allows additional light to filter through from the adjoining kitchen. The room offers an ideal setting for relaxing or entertaining, with a comfortable sense of space and balance.

Fitted kitchen and dining area provides an excellent social hub, featuring shaker-style cream base and wall mounted units, solid wood worktops, and tiled splashbacks. The layout offers good storage and workspace, complemented by integrated appliances to include hob, oven, grill, extractor, and integral dishwasher. Space for dining table and chairs. Leading into a fantastic extension to the living space to create a garden room. This really does enhance the sense of flow and makes the ground floor ideal for modern family life.

The garden room forms a bright and welcoming extension to the home. Large windows and glazed doors open directly onto the rear garden, allowing light to pour in and offering lovely views of the outdoor space. It's a calm and airy room that works perfectly for relaxing or spending time together. This room creates a seamless link between indoor and outdoor living. A door to the side provides ease of access to the driveway and perfect play area for small children.

Stairs lead from the hallway to the first floor landing which is bright and spacious with a window to the side, providing natural light and a fresh, open feel. Doors to all bedrooms, family bathroom and loft hatch.

Bedroom one, positioned at the front, is beautifully presented with wall panelling and a large picture window adding a wealth of natural light, with a range of built-in wardrobes which add practical storage while maintaining a clean, elegant look.

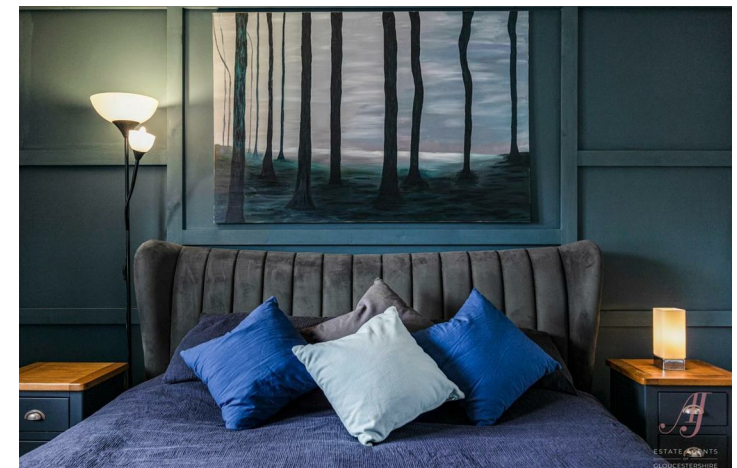
Bedroom two overlooks the rear garden and enjoys distant views as far as Randwick. It's a generous double room currently used as a home office, comfortably fitting two large desks and storage. With its neutral décor and large window, this room feels calm and versatile, easily adapted for guests or family use.

Bedroom three is a bright single room with a window overlooking the front. The light walls and space create an airy atmosphere, with a painted feature wall adding a touch of character. It's well-suited as a child's bedroom, nursery, or study.

The family bathroom is well presented with neutral tiling and a frosted window that brings in natural light while maintaining privacy. It includes a white three piece suite with a pedestal basin, WC, and a bath with an overhead shower and glass screen.

### AGENTS NOTE

Stamp duty at £389,950 First time buyers £4,497.50, Moving home £ 9,497.50, Additional Property £28,995





## Outside

The rear garden offers a private and inviting outdoor space, ideal for both relaxation and entertaining. A level lawn is framed by established planting and decorative fencing, creating a sense of seclusion. A paved terrace extends from the rear of the house, providing the perfect spot for outdoor dining or summer gatherings. To one corner, a raised decked area catches the afternoon sun, offering a comfortable space to unwind with a book or enjoy evening drinks.

A single garage with power, lighting and up-and-over door along with a side pedestrian entrance from the garden offering useful storage or potential space for hobbies. To the front the current owners have extended the driveway to provide off-road parking for several vehicles. All block paved for ease of maintenance, with further parking to the side enclosed behind the wrought iron gates.

From the upper floors, the home enjoys pleasant open views across the neighbourhood towards the rolling hills beyond Stroud, adding to the sense of space and connection with the surrounding countryside. Perfectly positioned for amazing walks from the moment you leave the house.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band C and EPC rating C



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## Location

Located in the well regarded village of Kings Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities include a hairdressers and supermarket/post office.

The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away.

Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers



## Directions

From junction 13 of the M5, at the roundabout take exit towards Stroud and Stonehouse connecting to the A419. Then continue straight over the next two roundabouts continuing on the A419. At the next roundabout, take the third exit, and after a short distance, turn right onto Cotswold Way. Continue over the River Frome and follow the road around to the left onto St Georges Avenue which becomes Church Street and then High Street. Turn left, continuing on the High street, at the roundabout take the third exit onto Castle street, shortly you will see the turning onto Borough Close, where the property is situated on the left hand side as denoted by our for sale board. ///nails.giants.thumbnaill

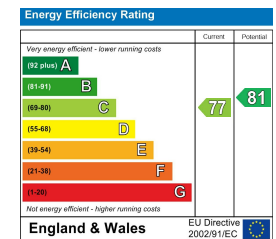


**Approximate Gross Internal Area 1109 sq ft - 103 sq m  
(Excluding Garage)**

Ground Floor Area 646 sq ft - 60 sq m

First Floor Area 463 sq ft - 43 sq m

Garage Area 149 sq ft - 14 sq m



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