

WINDRUSH



WINDRUSH BATH ROAD, KINGS STANLEY, STONEHOUSE, GL10

Offers over £294,950

Description

An attractive Victorian semi-detached home offering charm, character, and versatility across three floors, blending period detail with modern living. To the front, the house is set behind a low red brick wall with a chipping frontage, a small porch with decorative arched windows providing a wealth of natural light, a canopy porch over a blue front door.

Internally, a cosy sitting room, with a stone hearth, wood-burning stove and timber mantel, complemented by stripped wooden floorboards that add warmth and character, with space at ease for two sofas. A wooden door with glass inset leads to the staircase and dining room.

The dining room has a window to the rear, overlooking the garden, The wooden flooring continues throughout and offers space at ease for a six-seater table, chairs, and sideboard. A cupboard with double wooden doors houses the boiler and additional storage space. A further handy under stairs cupboard ensures there is a wealth of storage with a small window to the side. This is a flexible room, ideal for family meals or entertaining.

To the rear, the fitted galley kitchen with black floor tiles, a side window with sink beneath, offers a wealth of natural light with views to the courtyard. White floor and wall cabinets with wood effect work surfaces ensure plenty of preparation space, freestanding appliances include a double oven and hob, dishwasher, washing machine. The rear lobby provides a handy space for the fridge freezer. A door to the rear garden, and a downstairs family bathroom.

The family bathroom is smartly tiled with a modern white suite, bath and shower over, low flush WC and wash basin, completed with a heated towel rail and a rear-facing window.

Stairs lead to the first floor landing with a window to the side offering a wealth of natural light, doors to bedrooms one and two, and stairs to the second floor.

Bedroom one is a double room with a window to the front and stripped wooden floorboards, a built-in cupboard and space at ease for free-standing double bed and furniture, making it a bright and airy bedroom. To the rear, bedroom two, another double room with a wealth of light from the window looking out to the rear garden. Painted floorboards and space at ease for a double bed and free-standing furniture, fitted wardrobe to the rear. The staircase rises to the second floor.

The second floor opens to a multi functional room with a window to the side, ideal as a hobby/playroom or study, providing versatile accommodation, with a door leading to bedroom three.

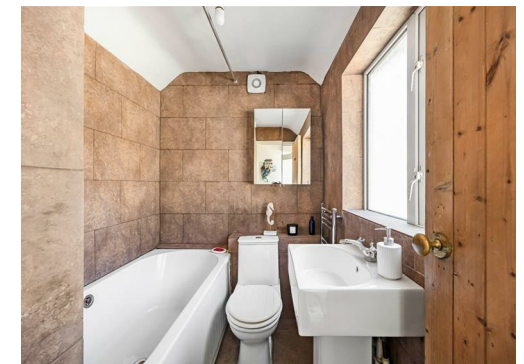
Bedroom three is a spacious double room, with plenty of space for free-standing furniture, full of character, with exposed beams and a dormer window offering a light and restful retreat.

The rear garden has been designed with both relaxation and entertaining in mind, featuring a paved side path from the courtyard with a bistro set, raised timber decking to include garden furniture, and a useful garden and woodshed, all framed by neat warm cream painted fencing and established plants.

Together, this home combines period charm with modern convenience, offering cosy and welcoming interiors, a practical layout, and a garden that is both sociable and low maintenance, all set within a row of attractive period houses in this sort after village.

AGENTS NOTE:
Stamp duty @ £294950
First Time Buyer £0, Moving House £4,747, Additional Property £19,495

- Set in the heart of the village of Kings Stanley, a charming Victorian family home
- Sitting room with log burner perfect for a winters evening
- To the first floor two lovely double bedrooms
- Enclosed courtyard & garden offering good space to entertain and relax
- Easy access to M5 Motorway, fantastic walks in each direction
- Throughout a wealth of character, sash windows, exposed floorboards
- Spacious dining room, a galley style fitted kitchen
- To the top floor a further double bedroom and a great hobby/playroom/study
- Offered to the market with NO ONWARD CHAIN
- Convenient to Stonehouse, Stroud town & railway stations





Location & Amenities

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



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 D

Directions

From junction 13 of the M5, At the roundabout take the third exit off of the junction 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 take the left turning onto St Georges Avenue which becomes Church Street and then High Street as the road turns to the right becomes Bath Road, follow the road and the property is situated on the left side as denoted by our for sale ///repay.clasping.freezing

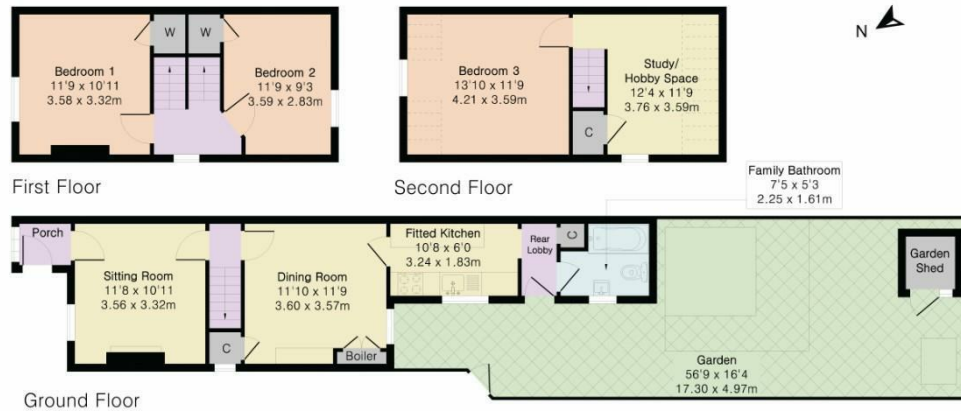


Approximate Gross Internal Area 1057 sq ft - 98 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 303 sq ft – 28 sq m

Second Floor Area 303 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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