



**Kingscourt Lane, Stroud GL5 3QR**  
**£175,000**





## Kingscourt Lane, Stroud GL5 3QR

- Grade II listed character cottage
- Incredible views
- Opportunity to add value
- Three double bedrooms
- Cotswold and Mullion Stone throughout
- EPC exempt

**£175,000**

### Accommodation

A useful entrance door welcomes you into this charming home and offers rustic wood doors into the kitchen and living room. The kitchen is filled with natural light from the dual aspect windows. There are matching wall and base units with ceramic tiled splashback and plenty of additional storage. The living room is generous in size and boasts wonderful characteristic features that include original beams, Cotswold stone wall and bar, Mullion Stone window and a wood burner. The circular stairs lead to the first floor, that offers two generous double bedrooms and a family bathroom, that comprises bath with shower over, WC, and sink. A further set of circular stairs leads to the master bedroom on the second floor. The impressively sized master bedroom benefits from added storage space and a window with a view across the south of the country.

### Outside

The property offers a private courtyard sized garden, that is mostly laid to lawn with a range of wildflowers growing. There is a quaint patio area that is perfect for alfresco dining.

### Location

The property is located near to many local amenities that include the well-regarded Rodborough

Community Primary School and Gastrells School, local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.

### Tenure, Services and Local Authority

Freehold.

All mains' services are believed to be connected to the property, with the exception of gas.

Stroud District Council. Tax Band C. £1,731.33

### Directions

From our office in Stonehouse, turn left onto the Bath Road. At the Horse Trough roundabout take the second exit onto the A419 and at the next roundabout take the first exit to stay on this road. At the next roundabout take the third exit onto Dudbridge Hill and continue straight through the traffic lights onto Walkley Hill. Take the second right onto Kingscourt Lane, at the first opportunity, bear left to stay on Kingscourt Lane. Follow the road for approximately half a mile and the property will be found on the left-hand side.



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

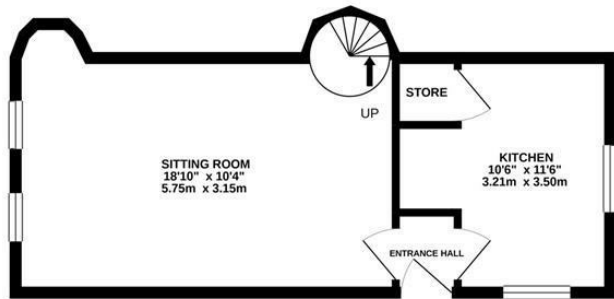
**01453 827640**

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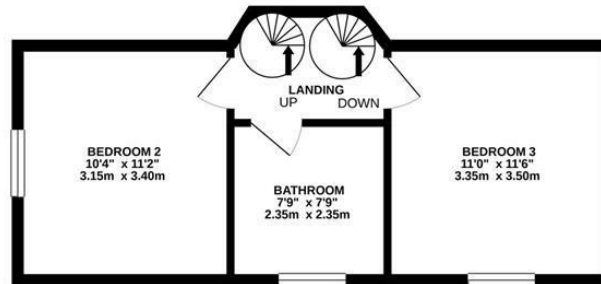
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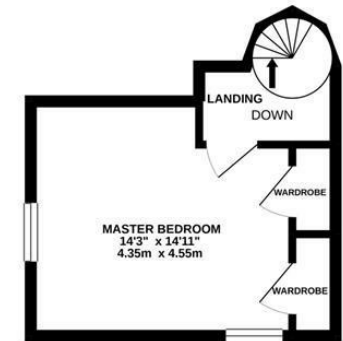
GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
100-91	A		
81-61	B		
41-60	C		
15-40	D		
10-15	E		
1-10	F		
0-10	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





