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HERE TO GET *you* THERE

The Luggs Kings Stanley, GL10 3JR | Offers In The Region Of £340,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Nestled within a quiet no-through road in the sought-after village of Kings Stanley, Hunters Estate Agents are delighted to offer this charming Cotswold stone semi-detached cottage offers characterful accommodation arranged over three floors. The property briefly comprises an entrance porch, a cosy sitting room featuring a multi-fuel burner, a fitted kitchen with integrated appliances, a family bathroom and a bright sun room overlooking the garden. To the upper floors are two double bedrooms, with one occupying the first floor and the second set within the top floor. Externally, the cottage benefits from a beautifully landscaped rear garden, off-road parking, gas central heating and double glazing throughout. Located in the heart of this popular village, the property enjoys easy access to local amenities, countryside walks and transport links, making it an ideal first-time purchase, investment or charming countryside retreat.

SITUATION

The property is located in Kings Stanley which is a very popular village served by a number of local facilities including a post office, Co-operative supermarket and sports club with bar and playing fields incorporating a part-time coffee shop. The local village pub (The Village Inn) is soon to reopen. There is a thriving local primary school, a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has further comprehensive amenities which including main line rail links to London Paddington.

PORCH

UPVC double glazed window & entrance door and tiled flooring.

SITTING ROOM

13'3" x 12'4"
UPVC double glazed window to front, radiator, stairs to first floor with storage beneath and a multi-fuel burner.

KITCHEN

9'1" x 7'7"
Range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven, induction hob, fridge, freezer and slimline dishwasher, extractor fan, splashback tiling, tiled flooring, radiator, Velux window and a UPVC double glazed window to sun room.

BATHROOM

11'1" x 7'7"
Low level WC, pedestal wash basin, panelled bath, Mira electric shower, shower glass, extractor fan, heated towel rail, wall-mounted Worcester boiler and a UPVC double glazed & frosted window to rear.

SUN ROOM

12'0" x 10'10"
UPVC double glazed window & french doors to garden, radiator, tiled flooring and plumbing for washing machine.

FIRST FLOOR

BEDROOM ONE

13'6" x 12'4"
UPVC double glazed window to front & rear, radiator and staircase to top floor.

TOP FLOOR

BEDROOM TWO

13'3" x 12'4"
UPVC double glazed window to side with views, Velux window and a radiator.

EXTERIOR

The well established rear garden has been well looked after by the current owners. There is a lawned area, two patio areas, various bedding areas with planting, flowers, scrubs & trees, Silver birch tree, fence/hedge borders, pond, outside tap, lower circular seating area, shed and a wood store.

OFF-STREET PARKING

Gravelled at the front for 1-2 cars (2 Small cars).

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is C.

AML

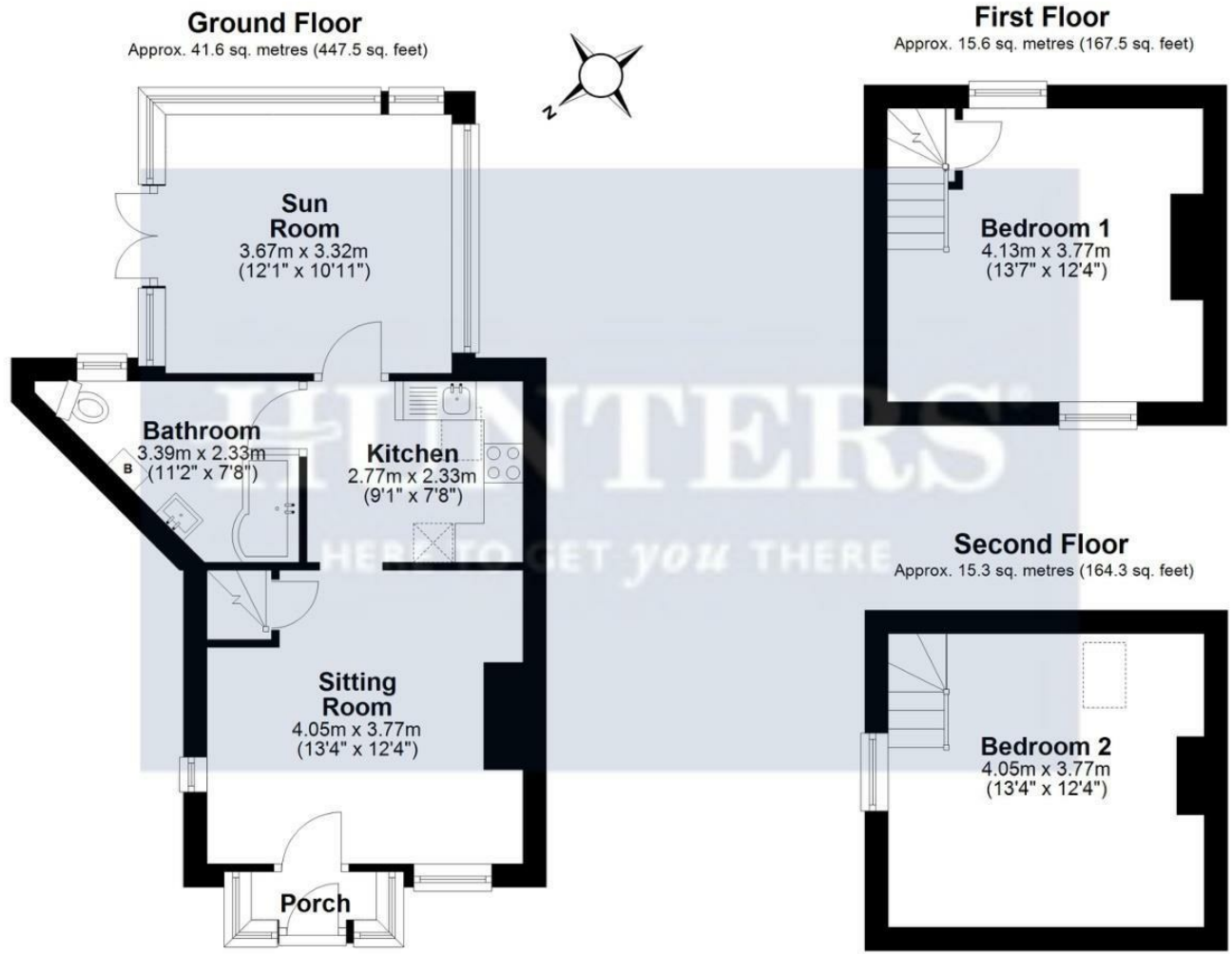
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.



Total area: approx. 72.4 sq. metres (779.3 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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