



Ash Close, Kings Stanley, Stonehouse, GL10 3FE  
Asking Price £695,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Ash Close, Kings Stanley, Stonehouse, GL10 3FE

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**\*\*NO ONWARD CHAIN\*\*** Hunters Estate Agents Stroud are delighted to present this light, bright and beautifully maintained 4-bedroom detached home, positioned at the very end of Ash Lane in Kings Stanley. Built around 17 years ago using high-quality SIPs construction and owned by the sellers since new. Enjoying an enviable setting on the edge of open countryside while remaining close to village amenities, this home provides the best of both worlds. Externally, it boasts a detached garage, a second integral garage with plant room behind and generous driveway parking for several vehicles, along with a wrap around garden. Inside, a welcoming hallway leads to a shower room/WC, a comfortable sitting room, a utility room and a wide family/dining/breakfast room that flows seamlessly into the kitchen, complete with a gas-fired Aga. Upstairs, the spacious master bedroom offers ample scope to create an en-suite if desired, accompanied by a modern family bathroom/shower room, a second bedroom with a mezzanine level and two further double bedrooms. This is a rare opportunity to acquire a thoughtfully designed, well-loved home in a highly desirable location. The solar panels on the roof help heat the water whilst keeping costs down.





#### Hunters Stroud Win GOLD Again

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards AGAIN in 2025. We also won the award in 2024, 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

#### Amenities

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.

#### Directions

Located at the end of Ash Lane. What3Words-incoming. margin. multiples.

#### Hallway

Tiled flooring, double glazed front door and window, staircase with under stairs cupboard, underfloor heating control, wooden doors lead to.....



#### Sitting Room

Double glazed window to the front and side, wall lights, underfloor heating control, Gas point.

#### Kitchen Breakfast/Family Room Into Dining Room

Open plan and connecting nicely with the Family room/Dining Room. Range of shaker style cream base units with an electric oven, gas hob and tiled splashback. There is a gas fired Aga with two ovens and two hot plates. 1 1/2 bowl stainless steel sink unit, wood work tops, recessed lighting, built-in refrigerator and double glazed door to the garden. Double glazed window to the side. Multi fuel burner to chimney breast, gas point, tiled floor with underfloor heating and zone controls. Tall pitched ceiling and exposed beams, two double glazed windows onto the rear garden, double glazed French doors to the garden.

#### Utility Room

Tall shelved cupboard and base unit under a stainless steel sink, plumbing for washing machine and additional space for an appliance. Consumer unit, recessed lighting.

#### Shower/Cloakroom

Comprising a wide shower cubicle, wash basin set to vanity unit, WC, opaque double glazed window, recessed lighting, tiled flooring with underfloor heating, underfloor heating control, recessed lighting.

#### First Floor Gallery Landing

A gallery landing looking down over the hallway, with thermostat and door leading to the bedrooms and family bathroom/shower room.





#### Master Bedroom

Double glazed window to the rear garden, radiator, built-in cupboards, wall lights and tall ceiling.

#### Bedroom 2

Radiator, double glazed window to the side, tall ceilings, recessed lights, large loft opening into the loft via a fold down wooden ladder and light. There is also a mezzanine floor area with a door straight into a storage cupboard with light.

#### Bedroom 3

Radiator, tall pitched ceiling and wall lights.

#### Bedroom 4

Double glazed window to the side, tall pitched ceiling.

#### Family Bathroom

Whether you like to bath or shower, this room has it all! A four piece suite comprising a shower cubicle, panelled bath with tiled display area alongside, pedestal basin, WC. Tiled floor, chrome heated towel rail, two frosted double glazed windows, tall ceiling and recessed lighting.

#### Garages, Plant Room & Driveway Parking

There are 2 good sized single garages as well as driveway parking for 5 cars. The detached garage on the left has a pitched ceiling, light and a double power point with eaves for storage, accessed through double hung doors. The Integral garage has 2 strip



lights and 2 double power points A door leads through to the plant room where a valiant gas fired boiler can be found with a pressurised hot water cylinder. Also the heat recovery heat exchanger unit as well as 2 double power points, a double glazed window and recessed lighting. There is ample parking on the crushed stone driveway in front of the property for approximately 5 cars. The tarmac driveway from the Lane also forms part of the boundary along with the space to the right of the garage at the bottom of the Tarmac driveway.

#### Surrounding Gardens

Gardens surround the property, starting with the garden to the left which incorporates a vegetable garden, shed, greenhouse and log store tucked in behind the detached garage. There is an apple tree in the corner, a cold water tap and a small pond/birdbath. Continuing around into the back garden there is an area adjacent to the house which is laid to patio, part of which is covered by an open porch area in front of The French doors into the house giving shelter. The garden is designed with low maintenance in mind on three split levels incorporating shrubs, plants, pear and crab apple trees. The garden continues to the right hand side of the house with small decked area and a picket fence leads back to the drive.

#### SIPs Build & Other Useful Info

Structural Insulated Panels (SIPs) are prefabricated building panels made of an insulating foam core sandwiched between two structural boards, used for walls, roofs, and floors. Known for energy efficiency and airtightness  
Considered a modern, recognised construction method in the UK. These qualities make



SIPs popular for self-build projects and eco-friendly homes. For more information on getting a mortgage on a SIPs built property, do give us a call and we can put you in contact with our mortgage broker. There is also a very clever Heat recovery system with the main exchange unit being found in the plant room behind the integral garage, the small extractor style vents in the ceilings of the rooms connect with the heat exchanger. There are also two solar panels on the roof which paid the heating of the hot water.

Tenure  
Freehold

Council Tax Band  
Band E

#### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

#### DISCLAIMER

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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Total area: approx. 192.9 sq. metres (2076.4 sq. feet)

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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