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Sales & Lettings

9 Dyehouse Field, Kings Stanley, Stonehouse,
Gloucestershire, GL10 3QR
Shared Ownership £112,000 (40% Share)

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Modern two double bedroom terraced home built in 2017 by Lioncourt Homes, set within the peaceful Dyehouse Field development in Kings Stanley. Featuring a stylish kitchen, en-suite principal bedroom, enclosed garden, ample parking spaces.

A modern two double bedroom terraced home, perfectly situated within the tranquil Dyehouse Field development in Kings Stanley, enjoying a modern setting with pleasant semi-rural surroundings.

Constructed in 2017 by the well regarded developer Lioncourt Homes, this modern property offers well planned accommodation arranged over two floors, together with a contemporary specification throughout. This attractive home provides an excellent opportunity for buyers seeking a modern property within a popular village setting. Offered on a 40% shared ownership basis, with the opportunity to purchase a larger share in the future (subject to the relevant terms and eligibility).

Accommodation

The property is entered via an entrance hall, which provides access to the useful cloakroom together with the main living accommodation. The modern kitchen is fitted with a stylish range of wall and floor units with door and drawer fronts, complemented by contrasting roll edged work surfaces. There is a stainless steel one and a quarter bowl sink unit, fitted gas hob with electric oven beneath and filter hood over, together with plumbing for a washing machine and space for a fridge/freezer.

The light and airy sitting room provides a comfortable reception space and benefits from useful understairs storage. Double glazed French doors open directly onto the rear garden, creating a pleasant connection between the living accommodation and outside space.

To the first floor, the landing provides access to the loft space, two well proportioned double bedrooms and the family bathroom. The principal bedroom benefits from an en-suite shower room, providing additional convenience.

The bathroom is fitted with a white suite comprising low level WC, pedestal wash hand basin and bath, together with tiled splashbacks.

Design and Features

The property was constructed in 2017 by Lioncourt Homes and offers modern, well balanced accommodation arranged over two floors. The property benefits from double glazing, gas central heating and internet connectivity, together with a contemporary kitchen and modern bathroom facilities.

Outside

To the front of the property, a paved pathway leads to the front door, with gravelled borders to either side and an external courtesy light. Off road parking to the front, providing space for up to three vehicles. There is also gated rear access leading through to the rear garden, providing convenient access to the outside space.

The enclosed rear garden is mainly laid to lawn and benefits from two patio seating areas, providing useful spaces for outdoor dining and relaxation. External courtesy lighting. There is also space for two garden sheds, together with gated side access to the front of the property. The garden provides a pleasant and manageable outside space.

Location and Lifestyle

The property is situated within the popular Dyehouse Field development in Kings Stanley, enjoying a peaceful residential setting with attractive semi-rural surroundings. Kings Stanley is a popular village located within the Stroud Valleys and benefits from a range of local amenities and facilities, while providing convenient access to the nearby towns of Stonehouse and Stroud.

The surrounding area offers a wealth of countryside and open spaces, making the location particularly appealing to those seeking a balance between village living and convenient access to everyday amenities. Local shopping and services are available within the surrounding villages, with further facilities, shops, restaurants, pubs and leisure opportunities available in nearby Stonehouse and Stroud.

Education and Connectivity

The area is well placed for access to local schools and amenities, with convenient road links providing access to Stonehouse, Stroud and the surrounding Gloucestershire area. Stonehouse Railway Station provides rail connections towards Gloucester, Cheltenham and Bristol, while the M5 motorway is readily accessible and provides convenient access to the larger centres of Gloucester, Cheltenham and Bristol, making the area well suited to those looking to commute.

Marketing Information

Full Market Value: £280,000
Share: 40%
Share Value: £112,000
Rent: £406.61 per month
Service Charge: £62.50 per month
Management: Green Square Accord

Please note that there is a staircasing restriction on this property, meaning only 80% of the property can be owned. Only some lenders will lend on this type of property with this restriction. Prospective buyers will be required to complete a financial assessment before any sale can be agreed.

Material Information

Title Number: GR425403
Tenure: Leasehold
Lease Term: 125 years from 1 January 2017
Lease Term Remaining: 115 years (2026)
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (8 Mbps) Superfast (80 Mbps) Ultrafast (10000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

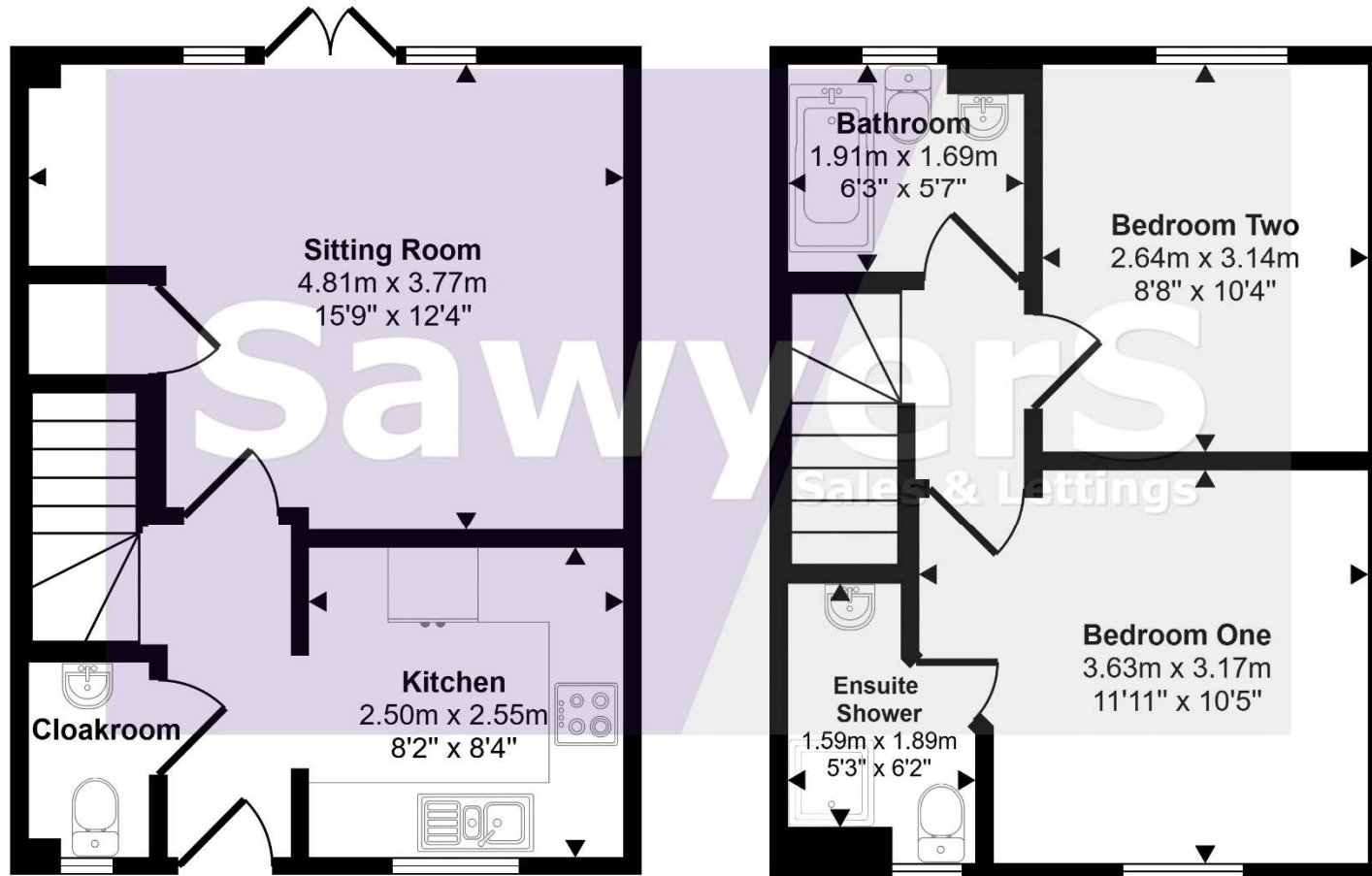
Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) & Sanction 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 of £24 inclusive of vat will be charged for each individual AML check conducted.

Selling Agent

Sawyers Estate Agents
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Approx Gross Internal Area
61 sq m / 659 sq ft



Ground Floor
Approx 31 sq m / 331 sq ft

First Floor
Approx 30 sq m / 327 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		98
(81-91) B	84	
(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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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