



Woodview Estate, Stroud, GL6 8JE

£375,000

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Hunters Stroud are delighted to offer this end of terrace 3 bedroomed house located within the pretty Cotswold village of Frampton Mansell. The property briefly comprises: To the ground floor, an entrance hallway, WC, sitting room/dining room leading through to the former dining room, currently being used as a study. There is a kitchen leading through to a conservatory which overlooks the wonderful garden and surrounds 3 sides of the property. . To the first floor: A landing with a large storage cupboard leads to 3 bedrooms and the family bathroom with white suite. Parking can be found in the parking area adjacent to the property, this parking area also serves the adjoining properties.



Restrictive Covenant S.157 Housing Act 1985

“S.157 Housing Act 1985 – 4 Woodview Estate was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council’s website.”

Please note that the 8 weeks have passed so other applications can be put forward.

Directions

Frampton Mansell is approximately 6 miles out of Stroud. From Stroud take the a 419 London Road and proceed up Cowcombe Hill. Turn left at the roundabout and proceed along the a 419 turning left just before the farm shop. Proceed along this road for a short while where you will come to a left-hand turn where are the house can be found along on the right hand side.

Hallway

Under stairs cupboard, dado rail, double glazed window, staircase to the first floor.

Living Room/Dining Room

A versatile space with a large double glazed patio door leading onto the rear garden, double radiator, coving, folding doors leading to the dining room/study.

Dining Room/Study

Currently used as an office. Built-in cupboards, radiator, double glazed window, obscure glazed window into hallway.

WC

Encased cistern WC, fixed double glazed window, radiator, wash basin with tiled splash-backing.

Kitchen

Comprising a range of shaker style cream coloured wall and base units with worktops over. Plumbing for a dishwasher and washing machine, spaces for a freezer, LPG cooker, a further fridge freezer. A 1 1/2 bowl sink unit, double radiator, tiled flooring. Door to conservatory.

Conservatory

With lovely views over the garden, tiled flooring, French doors.

Landing

Radiator, wide storage cupboard with shelving and window within. Double glazed window over staircase.

Bedroom 1

Two double glazed windows, radiator, bulkhead for staircase.

Bedroom 2

Double glazed window, radiator, loft access to a loft which runs full length of the property with pulldown ladder and a light. and the potential to transform into extra accommodation subject to all the usual consents being granted.

Bedroom 3

Double glazed window, radiator.

Bathroom

Comprising a white suite of pedestal wash basin, WC, panelled bath with electric shower over, radiator, fully tiled walls, opaque double glazed window.

Outside

Gardens

The garden is approached through a gated arbour with pathway leading to the kitchen door. The house is bordered by designed gardens on three sides. These include four rose-covered arches, plentiful shrubs, clematis, orange blossom and perennials and an extensive honeysuckle, two wild flower areas, including a bank planted with various spring bulbs, four lawns and a patio, several trees, including two wild cherries and apple trees. There is a large wooden shed/workroom to the rear of the property, oil tank and a small greenhouse. There is a pathway which gives access to the neighbouring properties through the front garden,

Parking

There is a parking area for this property and neighbouring properties adjacent to the side garden of the property.

Agent Notes

Please note that the property is on a shared septic tank, oil heating & there LPG gas for the cooking.

Tenure

Freehold

Council Tax Band

Band C

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 are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if 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 for a free valuation.

Tenure: Freehold
Council Tax Band: C

- A 3 Bedroom End Terraced House
- Popular Village Location
- Flexible Living Accommodation
- Conservatory
- Mature Gardens To 3 Sides
- Parking Alongside
- Sitting Room
- Dining Room
- D/Stairs WC
- Oil Central Heating System



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

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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	42	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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.