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GLOUCESTERSHIRE



BYWOODS, LIGHTWOOD LANE, RANDWICK, STROUD, GL6 6JL

The Property

This is a charming five bedroom detached property located in the popular village of Randwick. The property has been enjoyed by a family for many years and boasts an elevated position with open views and wonderful walks. Driveway with a wealth of parking and an integral car port. Fantastic opportunity to provide multi-generational living space by way of a self contained annexe. Internally four reception rooms, dining kitchen, utility, cloakroom, home office/bedroom five with en-suite. First floor three double bedrooms and a four piece modern family bathroom. The optional attaching annexe provides double bedroom with en-suite, open plan kitchen living space, doors to sun terrace. Rear gardens laid to lawn with a selection of fruit trees and a lovely sun terrace. To the front a fantastic sun terrace perfect entertaining space where you can enjoy open views.

On approach driveway with parking at ease for three/four cars, leading up to an integral carport. Cotswold stone wall with steps up to the front of the property. Sun terrace with a wealth of planting and beautiful views.

Internally: L shaped entrance hall with doors leading to all rooms and carport, with stairs to the first floor. The sitting room having windows to the side provide a wealth of natural light, with a exposed stone fireplace taking center stage with log burner inset, welcoming on a cold winters evening. An expanse of light and open views from the patio doors to the front that lead directly out to a fantastic entertaining space.

Fitted kitchen with dining area, having views to the front. A range of base and wall mounted cabinets, complimented by integral appliances to include double oven, hob, extractor and dishwasher.

A very good sized dining room with window looking out to the rear garden, under stairs storage cupboard, with door to the playroom/study. Having wooden paneling to one wall with display plinth provides a nice backdrop to the room. Study/playroom having window to the rear overlooking the garden.

Utility room with a range of base units, plumbing for washing machine space for tumble drier, sink unit inset, also housing the boiler, with door leading to rear hall that provides access to the downstairs cloakroom and rear garden.

From the main entrance hall a door leads to an open car port, with space for two cars. A door to the rear provides access to garden and access to a home office/ bedroom five.

Home office/bedroom five a double room with window to the side overlooking the garden, door to en suite shower room.

On approach to the first floor a window to the rear provides a wealth of light. Leading to an L shaped landing that provides access to all bedrooms, family bathroom and annexe. Loft access (we understand from the owners that this is boarded, carpeted with power and a velux window).

Bedroom one a double room with a dormer window to the front providing open views and a range of fitted wardrobes. Two further double bedrooms complimented by a lovely four-piece family bathroom.

Annexe; From the landing leading into bedroom three/annexe. A double room with dormer window to the front providing wonderful open views, having a range of fitted wardrobes, with an en-suite shower room. This opens up to a fantastic fitted kitchen and sitting/ dining space, having window to the side, french doors opening out to a sun terrace. The kitchen area provides a range of base units with sink inset and space for appliances, open plan to the living space. This is an ideal opportunity for additional family or potential income provider.

We feel any prospective buyer will wish to update the kitchen and bathrooms along with internal décor.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN.





Outside

Grounds

To the rear of the property steps lead up to a tiered borders, an elevated lawned area with selection of fruit trees and mature shrubs, complimented by a paved terrace outside the annexe,- an ideal space to sit and relax with a glass of wine on a sunny day.

The path way from the rear of the house leads to a wrought iron side-gate at ground level, and a paved terrace wraps around the side of the property opening up to the front of the house. Here, the most wonderful open views can be captured, with the perfect alfresco dining space, taking in the spectacular scenery.

A selection of shrubs opening up to borders, a wealth of planting surrounds the terrace which provides access directly into the property.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating D



Location

Randwick, now a traditional Cotswold village from once several small hamlets and shelters beneath the western crest of a Cotswold Escarpment NW of Stroud. The village is a pleasing picture of traditional stone, (called lagers by the locals) remnants of its Weaving past. These line a maze of winding lanes adjoining parishes of Stonehouse and Standish.

Walks to the top of the ridge are rewarded with panoramic views of nearby Randwick Woods adjoining Standish woods.

Randwick C of E Primary School is highly regarded for its Christian values and achievements and currently an Ofsted outstanding school. A village hall offers social activities

In the heart of the village The Vine Tree Inn offers a warm welcome and appreciation of village life. On a typical evening you will find the pub with a wide variety of customers from local organisations having a meeting, the pub darts team in mid game to a lone dog walker enjoying a sneaky pint (dog in tow). The restaurant is very well regarded where you can sample the fine foods on offer, all home cooked. The Wap, locally renowned and highlight of village life, originally dates back to at least middle ages. An old custom abolished in 1892 and reintroduced 1972 incorporating early Pagan elements and takes place each May.

A short drive to Cashes Green, Cainscross, and Ebley offer a range of small shops: small supermarket, pharmacy, hair salon, fish & chip shop, cafes, several pubs, gymnasium, children's play centre, schools, rugby club and garages.

Within easy access is the whole spectrum of educational opportunities, alternative primary schools. Senior schools. Major bus and rail links are in Stroud only 1.5 miles and M5 J13 only 4 miles



Directions

From the centre of Stroud outside the Ecotricity building follow the Cainscross road passing the schools and continue to the island taking the second exit onto Westward road, immediately move into the right hand lane to turn right at the traffic lights onto the Cashes Green road, follow the road over the railway bridge and continue. Pass through two small roundabouts and the road starts to rise towards Townsend and Randwick, The road starts to narrow as you approach the village of Randwick, you will pass the church on your right. Continue up through the village and past the Vine House Pub on your right hand side, continue up the road and take the second right into Lightwood Lane, the property is situated on the left hand side as denoted by our for sale board, please park on the drive.



Bywoods, Lightwood Lane, Randwick, Stroud, GL6

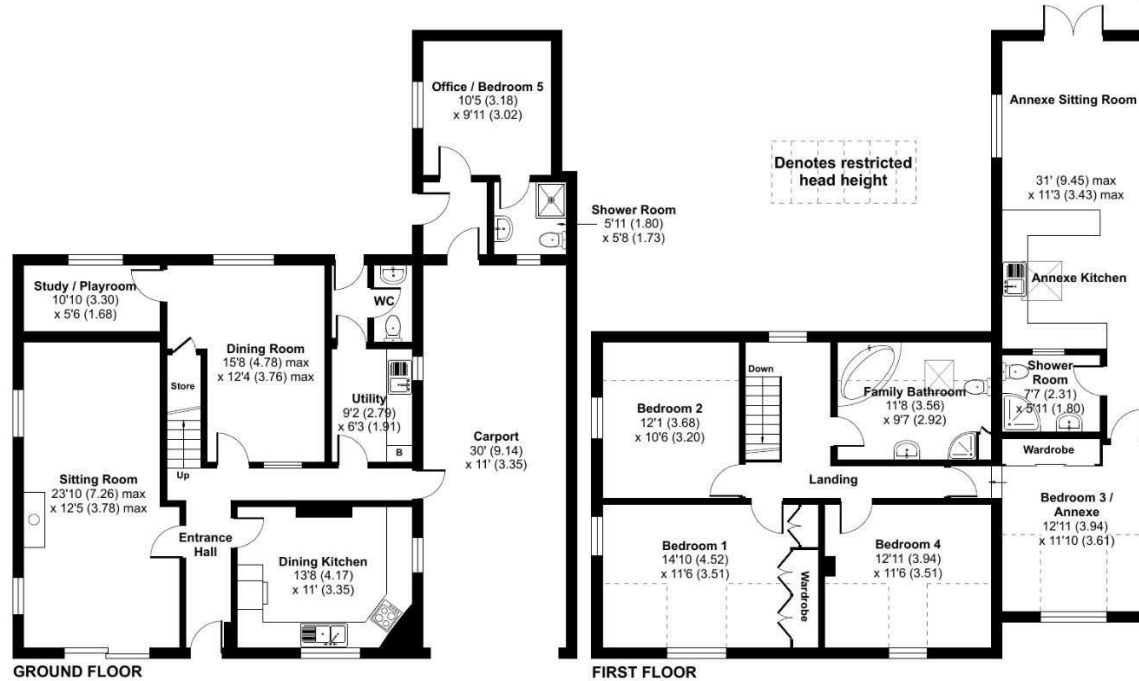
Approximate Area = 1897 sq ft / 176.2 sq m (excludes carport)

Limited Use Area(s) = 245 sq ft / 22.7 sq m

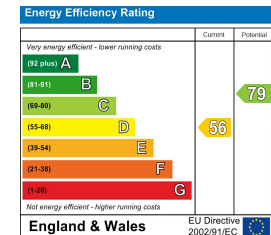
Outbuilding = 173 sq ft / 16 sq m

Total = 2315 sq ft / 214.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1166887



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