



**SawyerS**  
Sales & Lettings

**3 Hawthorn Rise, Westrip, Stroud,  
Gloucestershire, GL5 4QW  
Price £298,500**



### 3 Hawthorn Rise, Westrip, Stroud, Gloucestershire, GL5 4QW

A generous three bedroom semi detached home in a sought after area, offering light filled interiors, conservatory, low maintenance garden, garage, and off street parking. Ideal for personalisation, with modern features and excellent transport links. No Chain.

A well loved three bedroom home with scope for personalisation.

This spacious and well maintained semi-detached home presents an excellent opportunity for buyers seeking a generously sized property with potential to modernise and make their own. Situated in a desirable residential area, the home offers three bedrooms and a thoughtfully designed layout, complemented by a low maintenance garden ideal for both relaxation and entertaining.

Accommodation

Arranged over two light filled floors, the interior offers a welcoming and versatile living space. The ground floor comprises an entrance porch, a sitting and dining room that flows seamlessly into a bright conservatory, and a fitted kitchen with space for appliances. Upstairs, the landing leads to three well proportioned bedrooms, two of which feature built in mirror fronted wardrobes. A well appointed family bathroom completes the upper level.

Design and Features

The property benefits from tasteful décor and modern conveniences, including double glazing, gas central heating (New boiler 2024), and reliable internet connectivity. While the home is in good condition, it offers scope for cosmetic updates, allowing new owners to tailor the space to their personal style.

Gardens and Grounds

The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, primarily laid to patio with raised flower borders. This space is perfect for outdoor dining or quiet reflection. A gated footpath provides convenient access to both the side and rear of the property.

Parking and Garage

Ample off street parking is available, with potential for the installation of an electric vehicle charging point. The single garage is equipped with an up and over door, lighting, and power, offering additional storage or workshop space.

Location and Lifestyle

Located in the sought after area of Westrip, the property enjoys a prime position between Stroud and Stonehouse. The area offers a blend of modern amenities and historical charm, with nearby attractions including the Stroudwater Canal and the Stroud District Council office Mill in Ebley. Local conveniences in Cashes Green and Cainscross include a Co-op store, Post Office, takeaway, public house, and well regarded primary schools. Stroud, just a short drive away, is a vibrant market town known for its rich cultural scene, excellent schools, and convenient access to the M5 motorway, making commuting to Gloucester, Cheltenham, and Bristol straightforward. Both Stroud and Stonehouse railway stations offer direct services to London Paddington in approximately one hour and forty minutes.

Material Information

Title Number: GR31029  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: C  
Annual price £2,023 (2025/26)  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very Low  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (9 Mbps) Superfast (80 Mbps) Ultrafast (1800 Mbps)

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

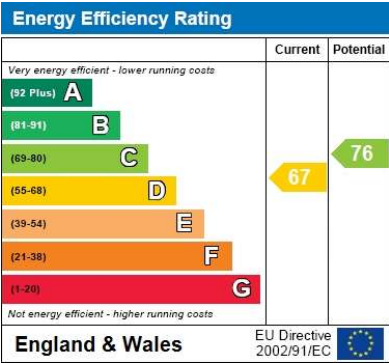
Selling Agent

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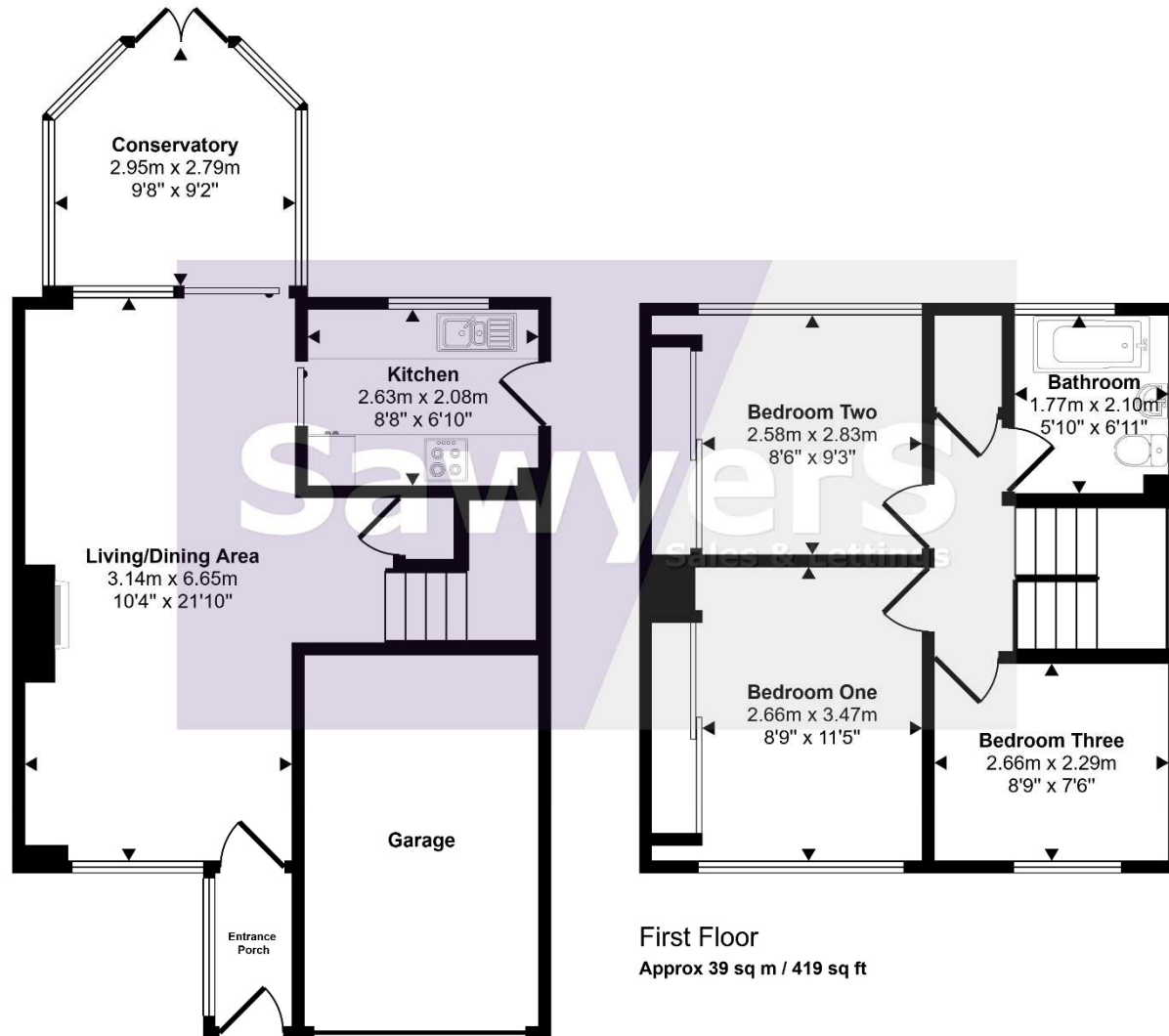
Directions

For SAT NAV use: GL5 4QW

From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricorn House on your left hand side, follow the road round to your right to join Cashes Green Road. Passing over the railway bridge and the next two mini roundabouts. Turn left into Westrip Lane and then right into Hawthorn Rise. The property will be found on your left hand side, clearly identified by our 'For Sale' board.



Approx Gross Internal Area  
94 sq m / 1017 sq ft



First Floor  
Approx 39 sq m / 419 sq ft

Ground Floor  
Approx 56 sq m / 598 sq ft

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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