

hunter
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Flat 5, Hillgrove House, North Woodchester, Stroud, Gloucestershire, GL5 5NR

An impressive two-bedroom, first floor apartment located within a handsome Grade II listed Georgian building and finished to an exceptionally high standard. The property is offered to the market with no onward chain, and benefits from off-street parking.

Hillgrove House is an imposing former coaching inn, recently converted into ten apartments, constructed of Ashlar limestone and dating back to 1783. The apartment has been finished to a very high standard whilst retaining a wealth of character features.

The building has square fronted stone steps leading to the central doorway which opens into the communal entrance hall. A magnificent, cantilevered staircase leads up to a further communal landing and the front door to apartment 5. The apartment is entered into a welcoming entrance hallway and from here there are doors to both bedrooms, the bathroom and the open-plan living space. Just like the entire apartment, the living space is filled with natural light owing to two large sash windows that provide a dual aspect. The kitchen sits to one half of the room and is fitted with a range of wall and base units that combines a peninsular with a breakfast bar along one side. Integrated appliances include an electric oven, hob with an extractor hood, and there is a freestanding undercounter fridge/freezer and plumbing for a washing machine, both of which the vendor intends to leave within the property as part of the sale. There is also a useful pantry style cupboard which houses the electric central heating boiler. The living room side of the room provides space for both seating and a dining table, if desired.

Across the hallway, both bedrooms are of excellent double proportions. The bathroom completes the accommodation and comprises a modern white suite with a shower over the bath, a vanity unit beneath the wash hand basin and finished in stylish, neutral tiling.

Externally, the property offers allocated, off-street parking spaces and wrap around communal grounds.

We understand the property is connected to mains electricity, water and drainage.



The property is leasehold on a 999-year lease (994 years remaining, correct of 2023). There is a current charge of £420 every 6 months to cover buildings insurance and the fire risk assessment. Ground rent is £25 biannually. Council tax band B (Stroud District Council).

EPC – Exempt.

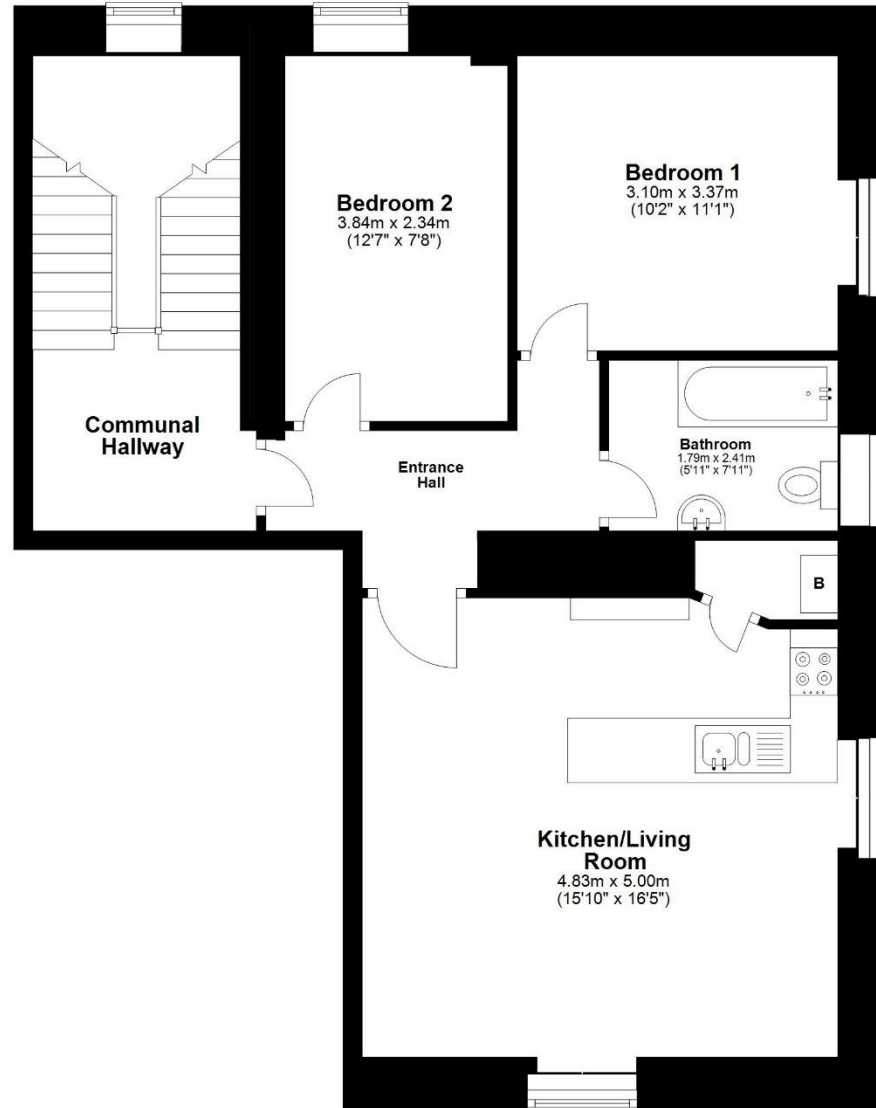
North Woodchester is a charming village situated between the towns of Nailsworth and Stroud at the foot of Minchinhampton, Rodborough and Selsley Commons. This location provides fantastic walks and outstanding Cotswold scenery. There are several nearby amenities including two public houses, a general store/post office and even a vineyard where wine tastings can be enjoyed, and their wines purchased. The nearby towns are Nailsworth, which has an excellent range of independent shops and cafes, and Stroud with a farmers' market and supermarkets. A mainline station at Stroud provides a regular service to London Paddington in just over 90 minutes.

£235,000



First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

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