

PLOT 1, THE LAURELS
PAGANHILL

WHITAKER
SEAGER



PLOT 1, THE LAURELS, PAGANHILL LANE, PAGANHILL, STROUD, GL5 4AW

NEW HOME - A STYLISH AND CONTEMPORARY
FOUR BEDROOM DETACHED COTSWOLD
STONE RESIDENCE CURRENTLY UNDER
CONSTRUCTION

The property

This attractive four bedroom detached Cotswold stone property is one of two new homes currently under construction, with an anticipated completion date by spring 2024. Designed to offer homeowners versatile and contemporary open plan living, it sits in the core of the community at Paganhill, whilst enjoying easy access to Stroud. There are a range of amenities close by and the surrounding countryside is of course, almost on your doorstep.

The heart of the home is the magnificent open plan L shaped living area made up of three different zones; a living space with the dining area enjoying bi-fold doors out into the garden in addition to a fitted Howdens Witney kitchen with a range of Lamona built in appliances. For those seeking a little more space there is a separate utility room, which is always a welcome addition in any household. Additionally those that work from home are sure to appreciate the snug room, which could be utilised for various uses. Upstairs the main bedroom overlooks the rear garden and it's ensuite is equipped with a mix of both Hansgrohe and Vado fittings. There are three further bedrooms which are

serviced by a fully fitted family bathroom.

The new home company offer an option to extend the living accommodation by an extra 33m² (355sqft) by converting the loft space at extra cost. We would be happy to discuss this option in further detail. All in all, this house represents an excellent proposition to purchase a non-estate, energy efficient home with parking in the heart of a vibrant community.

We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available are classed as superfast at 80/20MBPS, and the mobile phone service level is classed as good.

The property is also fitted with an energy efficient heat source air pump which provides the central heating and there is also underfloor heating throughout the downstairs. A full spec sheet is available on request.





Asking price
£475,000

- **UNDER CONSTRUCTION**
 - *L shaped open plan Kitchen/Dining/Living Room*
 - *Snug/Home Office*
 - *Cloakroom*
 - *Utility*
 - *Principle Bedroom with En-Suite*
 - *Three further Bedrooms*
 - *Family Bathroom*
 - *Garden & Parking*
 - *Options for loft conversion - negotiable*
-

WITHIN EASY REACH...

Stroud - 1.4 miles

Stroud Railway Station - 1.3 miles

Stonehouse - 2.6 miles

Gloucester - 11.5 miles

Cheltenham - 14.1 miles

Cirencester - 14.1 miles

Outside

As you first approach The Laurels you will notice the shared gravelled driveway with tandem parking for two cars to the side of the property. Behind the parking area is a gate providing access to the private rear garden which will be laid to lawn with a patio area. There is also a block paved pathway which leads to the front door. The property also has a 7.4KW EV charger point fitted outside. The Laurels will be required to contribute a fair and reasonable cost towards the shared entrance way. The Willows will have a right of way across the front of The Laurels which provides access to their driveway. Agents note: The main image is a CGI and the rest are stock photographs depicting scenes from the local area. The Council Tax Band is currently being evaluated. The EPC is a SAP

Situation

Paganhill, west of Stroud town, is an area perfectly placed to enjoy convenient amenities including two public houses, The Rose Inn and The Old Crown, and a Tesco Express. Archway school and Stroud College are nearby as well as Stratford Park, a green flag awarded area with a large park, lake, the 'Museum in the Park' and a leisure centre with two swimming pools (in and out doors) tennis courts and a gym. Further educational establishments include Stroud High school and Marling School both well regarded grammar schools. Other facilities in Stroud include a weekly award-winning Farmers Market, cinema complex and range of independent shops, cafes and restaurants. London (Paddington) train services pass through Stroud Railway Station. There are many public footpaths, some canal side paths lead you through the historic industrial mills from yesteryear and others lead up through to the beautiful countryside.



Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft



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

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037375)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL5 4AW

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band New Build and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

