

# BADGERS WALK

SLAD  
GLOUCESTERSHIRE





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## Badgers Walk Slad, Stroud, Gloucestershire, GL6 7QA

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**A SPACIOUS AND WELL-PROPORTIONED LOW MAINTENANCE HOME, LOCATED IN THE HEART OF THE POPULAR VILLAGE OF SLAD, OFFERING LOVELY KITCHEN, 3 LARGE DOUBLE BEDROOMS, HOME OFFICE, DOUBLE GARAGE AND PRETTY PAVED PATIO GARDEN**

**Large Reception Hall, Kitchen/Dining Room, Utility Room, Sitting Room, Cloakroom, 3 large Double Bedrooms, Principal Suite with En-Suite, Family Bathroom, Double Garage, ample Parking and Patio Garden**

**PRICE GUIDE £725,000**

### DESCRIPTION

Badgers Walk offers a spacious home with well proportioned rooms throughout. Opening into a spacious entrance hall with stylish slate grey tiled floor, this charming reception area sets the tone for the lovely sense of space that flows throughout the entire property. The kitchen/dining room leads directly off the hallway to the rear of the property. A good sized room with ample space for a kitchen table and Rangemaster oven fitted in the large feature fireplace. Double doors lead off the kitchen to the paved patio garden. A utility room and cloakroom lead off the kitchen, along with access to the garage. To the front of the house is a second reception room, currently used as a study but equally well utilised as a snug, with french doors leading to the outside of the property. The sitting room has a wonderful 'Scandi vibe' with wooden panelled vaulted ceiling and a unique full height cone shaped fireplace. Double sliding doors lead from the sitting room to the patio area, making this a lovely space for entertaining. Three large double bedrooms lead off a spacious first floor landing area, with ample room for several large pieces of furniture. The principal suite has an en-suite bathroom and there are two further spacious double bedrooms, all with ample built-in storage, plus a family bathroom.

To the exterior, a gently sloping drive offers ample parking, together with a double garage with power and light. A pathway leads to the rear of the property with pretty fenced patio area and mature hedge border marking the boundary.

### DIRECTIONS

From Stroud take the B4070 to Slad. As you enter the village you will see the The Woolpack Inn on your right hand side. Badgers Walk is shortly after the pub, also on the right. It is advisable to park on the road for your first viewing and walk down the drive.

### LOCATION

Badgers Walk is located in the heart of the popular village of Slad, most famous for its association with the novelist and poet, Laurie Lee, who lived in the village and frequented the village pub, The Woolpack. Surrounded by glorious countryside, Slad is ideally located for walking with wonderful routes along the Cotswold Way, including to the nearby pretty villages of Painswick and Sheepscombe, both with popular

pubs and Painswick with a boutique hotel, offering fine dining and several local shops and cafes. Stroud is the nearest town and is just a ten minute drive away. Offering excellent local amenities, Stroud has 4 major supermarkets and an award winning Saturday Farmers' Market. Cheltenham is also within easy reach with its shopping, restaurants, Literature and Music Festivals. One of the key draws to the area is the excellent choice of schools with sought after grammar schools in Stroud, Gloucester and Cheltenham. Leisure opportunities include a golf course on nearby Painswick Beacon, racing at Cheltenham and premier division rugby at Gloucester. London is within two hours by road and the M5, Junction 11a is easily accessible (circa 15 minutes drive). By rail there are frequent services into Birmingham New Street from Cheltenham Spa or London Paddington from Stroud Station, circa 90 minutes.

**TENURE** Freehold

**EPC** EER: Current 63 / Potential 75

**SERVICES** Oil fired central heating with underfloor heating to the ground floor. Bio treatment plant drainage. Water and electric are connected to the property. Council Tax Band G

**VIEWING** By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

### SUBJECT TO CONTRACT

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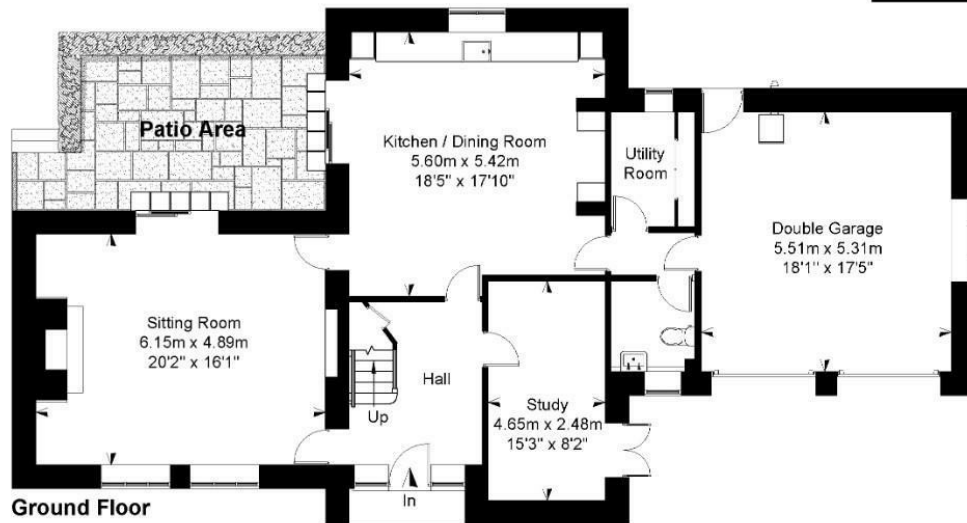
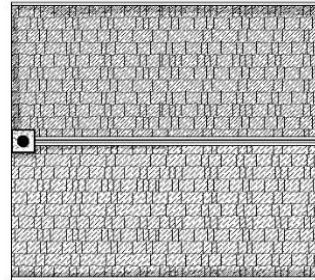




**Badgers Walk, Slad Road, Slad, Gloucestershire**

House Approximate IPMS2 Floor Area 190 sq metres / 2045 sq feet  
 Garage 29 sq metres / 312 sq feet

Total 219 sq metres / 2357 sq feet  
 (Includes Limited Use Area 9 sq metres / 97 sq feet)



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 07890 327 241  
 Job No SP2918  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



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