



BADGERS WALK · SLAD · STROUD

MURRAYS
SALES & LETTINGS

**BADGERS WALK
SLAD
STROUD
GL6 7QA**

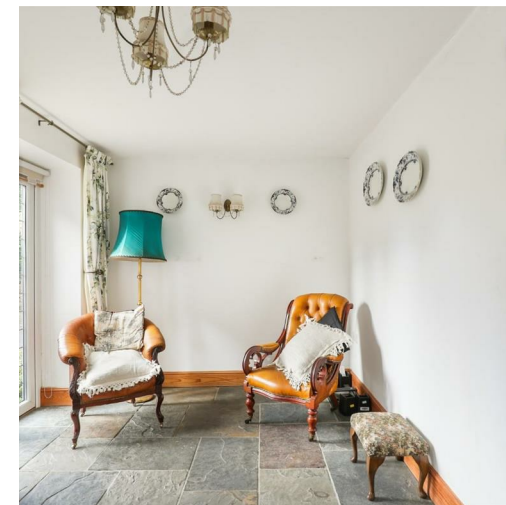
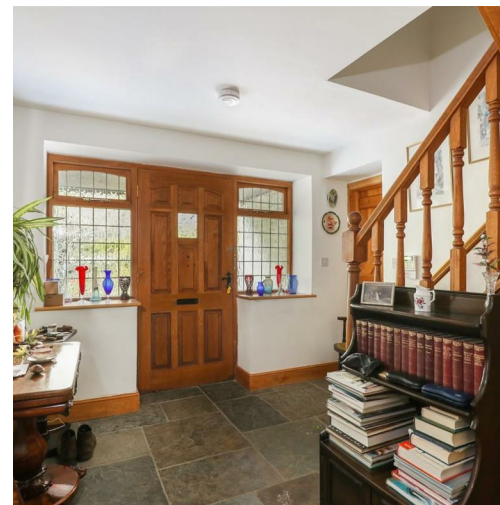
A spacious and well-proportioned modern Cotswold stone family home, located in the heart of the popular village of Slad, offering a lovely kitchen/dining room, 3 large double bedrooms, a home office, double garage, lots of parking and a pretty paved patio garden.

**BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 3**

GUIDE PRICE £650,000

FEATURES

- Modern detached house
- Village centre
- Spacious and light
- Impressive vaulted sitting room
- Study/office
- 3 large double bedrooms
- 2 Bathrooms
- Garden/sun terrace
- Double garage
- Lots of parking



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

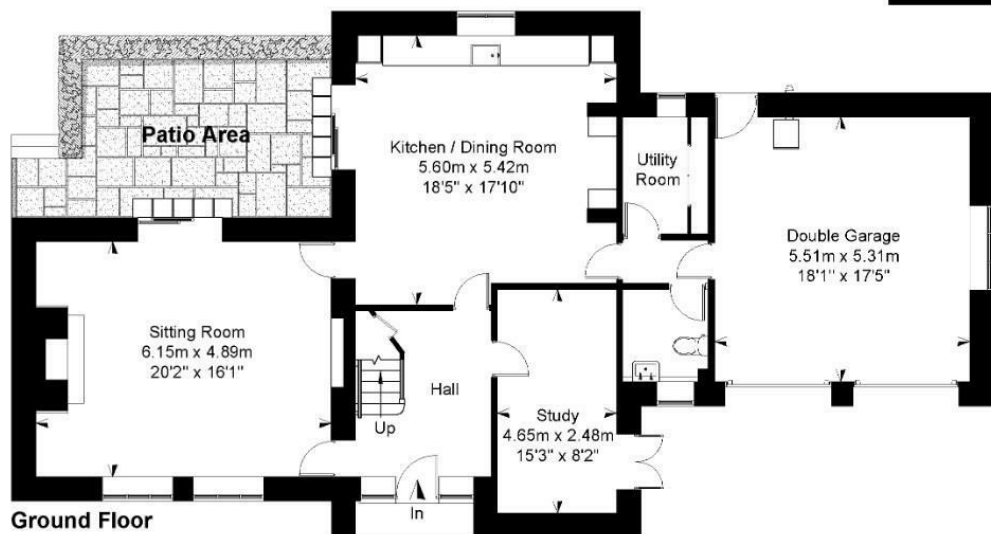
Badgers Walk is located in the heart of the popular village of Slad, most famous for its association with the novelist and poet, Laurie Lee, who lived in the village and frequented the village pub, The Woolpack. Surrounded by glorious countryside, Slad is ideally located for walking with wonderful routes 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.



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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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

MURRAY'S

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains electricity and water. Oil fired central heating with underfloor heating to the ground floor. Bio treatment plant drainage. Council Tax Band G, £3,871.06 per annum. Broadband Standard 8Mbps, Ultrafast 1000Mbps. Mobile, EE, Three, O2 and Vodafone all likely.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Painswick office on 01452
814655