

21 INCHBROOK WAY
WOODCHESTER VALLEY VILLAGE
INCHBROOK, STROUD



21 Inchbrook Way, Woodchester Valley Village, Inchbrook, Stroud, GL5 5HQ

A PEACEFUL, WELL PRESENTED AND BRIGHT 2 BEDROOM COTTAGE IN THE POPULAR WOODCHESTER VALLEY VILLAGE RETIREMENT DEVELOPMENT, SET WITHIN ACRES OF PRIVATE GROUNDS

Entrance hallway, Sitting Room, Kitchen, Double Bedroom, Guest Bedroom, Shower Room, Guest WC, Parking, Communal Gardens, Visitors Parking

GUIDE PRICE £275,000

DESCRIPTION

21 Inchbrook Way is a bright and quiet 2 bedroom cottage in this popular retirement village. Set within just over 20 acres of beautiful and private grounds within an Area of Outstanding Natural Beauty the residents are able to enjoy a real sense of community as well as a host of facilities and services making life as easy as possible. Woodchester Valley Village offers peace of mind in a secure and friendly complex.

The house is offered in good decorative order with fitted carpets throughout. The entrance hallway forms the centre of the ground floor around which are the modern fully fitted kitchen, sitting room with double doors leading out to the patio area, a guest WC and a useful coat cupboard. Stairs, with storage under and a fitted stair lift lead to the first floor with a large double aspect principle bedroom, smaller second bedroom/study and a shower room with walk-in shower.

LOCATION

Inchbrook Way is located in Woodchester Valley Village approximately 1 mile from Nailsworth, an exceptional market town full of independent retailers including the famous delicatessen and restaurant, Williams Kitchen, plus numerous other shops and places to eat out. Tetbury, Cheltenham, Cirencester, Gloucester and Bath are also within easy reach.

Stroud is approximately 4 miles away with a Waitrose among numerous other supermarkets, specialist shops, cafes, galleries, cinema, bookstores and a vibrant Farmers' Market. Stroud mainline Station provides a regular service to London (Paddington) in approximately 90 mins as well as access to Bristol, Cheltenham & Gloucester.

DIRECTIONS

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud, going past Egypt Mill Hotel and Dunkirk Mill (on your right hand side). Take a left turn into Valley Road and from there follow the signs to Woodchester Valley Village.

ADDITIONAL INFORMATION

Tenure - Leasehold (999 years from 1st January 2013)

The tenant must be aged over 60 and capable of independent living with support

Service charge - ~£7,959.51 payable per annum (for 2021/22)

Ground Rent - £100 per annum

TENURE

Leasehold

EPC

EER: Current 72 / Potential 84

SERVICES

All mains services are connected to the property with gas fired central heating. Stroud District Council Tax Band B.

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, 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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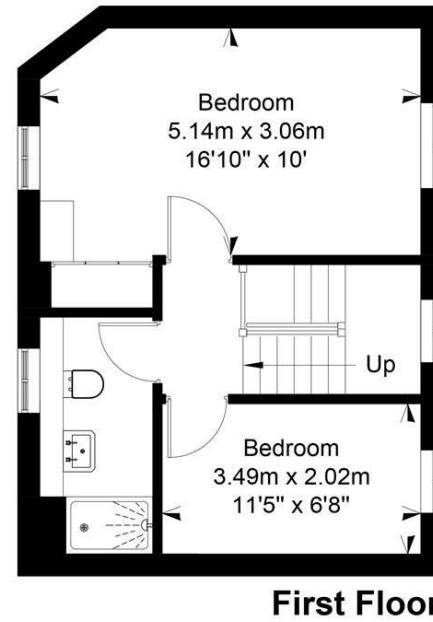
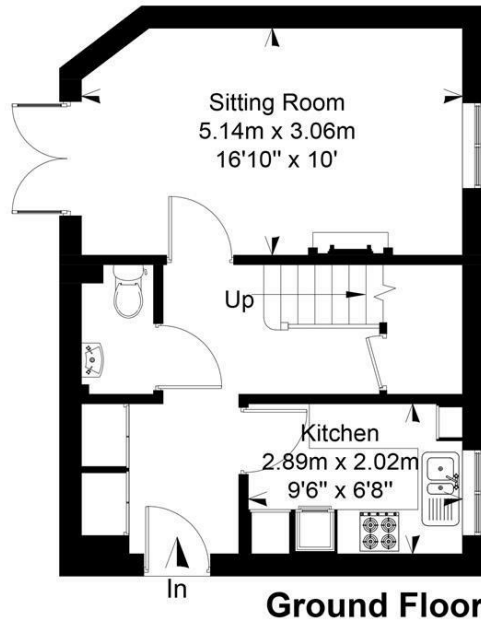


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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

21 Inchbrook Way, Inchbrook, Stroud, Gloucestershire

House
Approximate IPMS2 Floor Area
72 sq metres / 775 sq feet



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