

**12 PAULS RISE**  
**NORTH WOODCHESTER**  
**GLOUCESTERSHIRE**





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## 12 Pauls Rise, North Woodchester, Stroud, Gloucestershire, GL5 5PN

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### NO ONWARD CHAIN OCCUPYING A SOUGHT-AFTER LOCATION IN A POPULAR NO THROUGH ROAD BETWEEN STROUD AND NAILSWORTH, THIS DETACHED 3 BEDROOM BUNGALOW IS LIGHT AND AIRY THROUGHOUT.

**Porch, Hall, Sitting Room, Dining Room, Conservatory, Kitchen, 3 Bedrooms, Family Bathroom, Utility Room, Guest WC, Garage, Off  
Street Parking**

**GUIDE PRICE £525,000**

#### DESCRIPTION

12 Pauls Rise is a well presented and bright 3 bedroom detached bungalow conveniently located between Stroud and Nailsworth. With a practical layout the property has been divided so that the bedrooms are located at the front and the reception areas are across the hall to the rear of the property. Two of the three bedrooms are good sized doubles, with the third currently being used as a home office. These are serviced by a modern family bathroom. To the rear of the property overlooking the private enclosed garden are the reception rooms and kitchen. The sitting and dining rooms are open plan leading through to the conservatory extension creating an excellent entertaining area. There is a separate fitted kitchen with an additional useful utility room with external door and guest WC leading off.

Externally the rear garden is mostly laid to lawn with neat, mature borders and shrubs. To the front are two private tandem parking spaces and a single attached garage.

#### LOCATION

The adjacent villages of South and North Woodchester are situated in the south-west of the Cotswolds almost midway between Bristol and Cheltenham/Gloucester. Both have many attractive period buildings and share facilities with 2 pubs, a general store/post office, parish church and popular primary school in North Woodchester. The surroundings are spectacular. The Woodchester Valley and adjacent woods are a marvellous source of walks and opposite is Minchinhampton Common. The local towns are Nailsworth (with an excellent range of independent retailers) and Stroud which is the main centre for the region. The latter has a mainline station (London Paddington from just over 90 minutes), a large Waitrose and 3 other supermarkets, as well as its famous weekly Farmers' Market, provincial theatre, multiplex cinema/entertainment complex and two excellent grammar schools - Stroud High & Marling. Other local amenities include a cycle track between Nailsworth and Stroud, 3 challenging golf courses nearby, opportunities to ride (local livery stables) and a visit to the village's own boutique Vineyard - Woodchester Valley Wines.

Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Airport - 40 miles, Bath (central) - 31 miles. Distances are approximate.

#### DIRECTIONS

From our Minchinhampton Office, turn onto West End and continue into Windmill Road, at the junction (Tom Longs Post) turn left and then immediately right onto Culver Hill towards Amberley. At the bottom of Culver Hill turn right onto the A46 where the turning into Pauls Rise will be shortly on your left. Number 12 is then found on your right hand side.

Or,

From our Stroud Office, proceed along London Road and at the roundabout by Waitrose, turn right onto Dr Newton's Way. At the subsequent mini roundabout with the A46, turn left towards Nailsworth. Proceed for about 1.5 miles passing The Fleece public house on the left hand side. After a short distance, turn right into Pauls Rise and as the road bends to the left, the property can be found on the right hand side.

#### TENURE

**Freehold**

#### EPC

**EER: Current 67 / Potential 82**

#### SERVICES

**All mains services are believed to be connected to the property. Gas hot air central heating, mains drainage. Stroud District Council Band E.**

#### 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

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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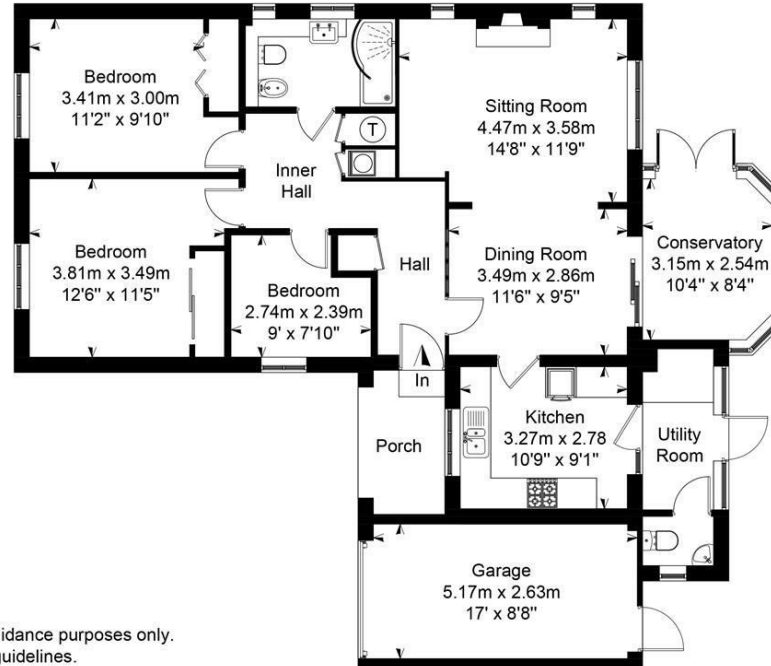






## 12 Pauls Rise, North Woodchester, Gloucestershire

House	Approximate IPMS2 Floor Area
Garages	103 sq metres / 1108 sq feet
	13 sq metres / 140 sq feet
(Includes Limited Use Area)	116 sq metres / 1248 sq feet



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07890 327 241  
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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



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