

# HOATHWAITE

10 LAWNS PARK, NORTH WOODCHESTER



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## Hoathwaite, 10 Lawns Park, NorthWoodchester, Stroud, GL5 5PP

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### A SUBSTANTIAL 4 BEDROOM DETACHED FAMILY HOME IN A QUIET AND SOUGHT AFTER LOCATION AT THE END OF A PRIVATE DRIVE WITH LOVELY LEVEL GARDENS AND VALLEY VIEWS

**Porch, Hallway, Sitting Room, Dining Room, Kitchen, Study/Snug, Utility Room, Principal Bedroom with Walk-In Wardrobe, 3 Further Double Bedrooms one with En-Suite Shower Room, Family Bathroom, Guest WC, Double Garage, Log Store, Driveway with Off-Street Parking for several cars, Spacious Level Garden**

**GUIDE PRICE £875,000**

#### DESCRIPTION

10 Lawns Park is a large family home which has been in the same ownership since it was built 45 years ago. Located at the end of a private lane the house is tucked away in a quiet and peaceful spot with no passing traffic. Sit comfortably in the middle of its plot enveloped by its pretty and mature garden taking advantage of some wonderful valley views.

The front driveway with parking for several cars leads to a covered area and through to an internal porch. The dual aspect sitting room with log burner leads off the central hallway as does the kitchen and study/snug. The dining room is accessed by both the sitting room and kitchen at the rear of the property with patio doors leading out to the garden and pergola terrace. There is also a useful utility room with direct access to the integral double garage and the garden.

On the first floor is a bright landing off which are 4 good sized double bedrooms and family bathroom. The principal bedroom benefits from a large walk in wardrobe and a second bedroom has an en-suite shower room.

Many of the neighbouring properties have been extended and updated over the years which offers further potential here, subject to the relevant planning permissions.

One of the key features of this particular property are the well maintained, level garden with large lawned areas, mature trees and shrubs along with a healthy vegetable garden and terrace/patio area. The property also has uninterrupted views across the valley towards Amberley and Rodborough.

#### DIRECTIONS

10 Lawns Park is most easily found by leaving Nailsworth in the direction of Stroud on the Bath Road. Just before reaching The Old Fleece Pub on your right, turn left into Selsley Road. Continue through the double bend and take the next right into Lawns Park. After a few yards, take the next right into a private lane and no.10 can be found at the very end.

#### LOCATION

Lawns Park is an attractive cul-de-sac situated almost midway between Nailsworth and Stroud, in the spectacular Woodchester Valley. The adjoining villages of North and South Woodchester share a post office/store, 2 pubs and a popular, ofsted rated outstanding, primary school. Adjacent to unspoilt countryside providing a great source of walks as well as a popular cycle track which runs between Nailsworth and Stroud. Nailsworth is the smaller of these two with an outstanding range of independent retailers, whilst Stroud has five major supermarkets, a cinema, theatre, sports centre and award winning farmer's market. Stroud main line station has regular direct services to London Paddington circa. 90 minutes and with the M4 and M5 motorways both easily accessible, it is an ideal location for commuters. There is an excellent choice of secondary schools, both in the state and private sectors and also highly regarded grammar schools in Stroud, Gloucester and Cheltenham.

#### TENURE

Freehold

#### EPC

EER: Current 66 / Potential 73

#### SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band G - £3621.31. Ofcom checker: Broadband - standard 7 Mbps superfast 60 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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

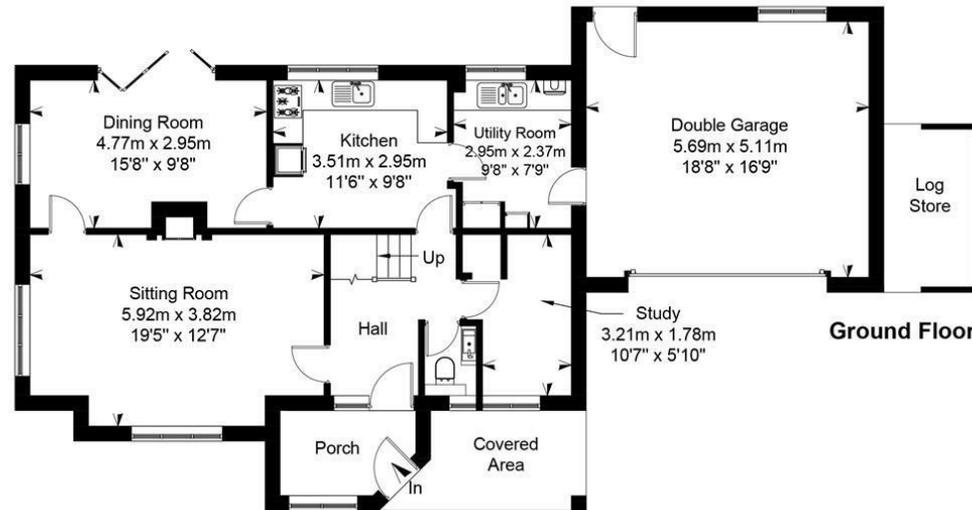
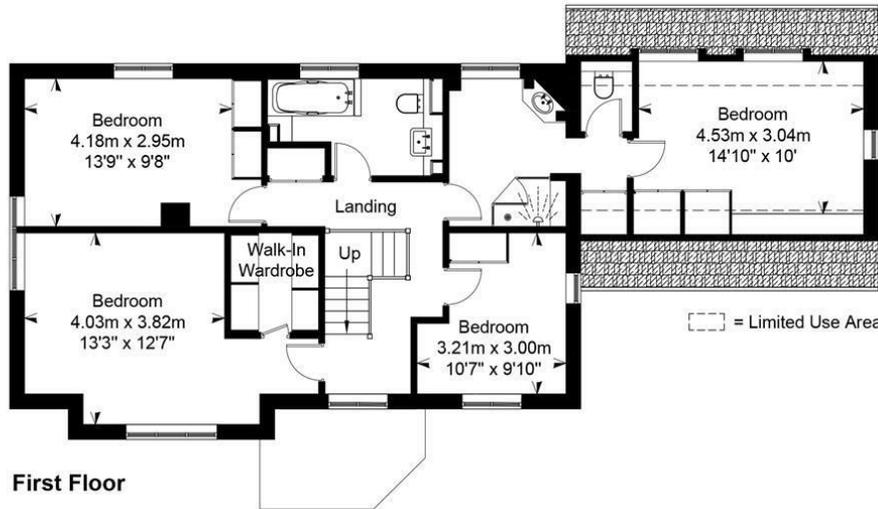
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**10 Lawns Park, North Woodchester, Gloucestershire**

	Approximate IPMS2 Floor Area
House	168 sq metres / 1808 sq feet
Garage	29 sq metres / 312 sq feet
<b>Total</b>	<b>197 sq metres / 2120 sq feet</b>
(Includes Limited Use Area	5 sq metres / 53 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



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