



HOATHWAITE · 10 LAWNS PARK · NORTH WOODCHESTER

MURRAYS
SALES & LETTINGS

HOATHWAITE
10 LAWNS PARK
NORTH WOODCHESTER
STROUD
GL5 5PP

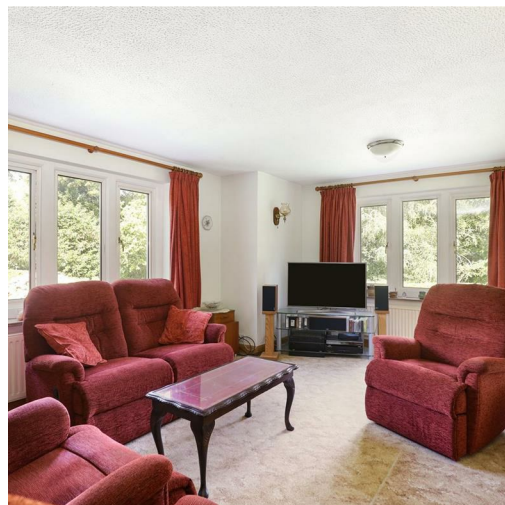
A substantial 4 bedroom detached family home in a quiet and sought after location at the end of a private drive with lovely level gardens and valley views

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

OFFERS IN EXCESS OF £800,000

FEATURES

- Detached 4 Bedroom Property
- Family Home
- 2 Reception Rooms
- Study/Home Office
- Large Level Gardens
- Double Garage
- Popular Village Location
- Quiet and Private
- Driveway with Parking for Several Cars
- Lovely Valley Views



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. Positioned comfortably in the middle of its plot, the house is 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 gardens 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.

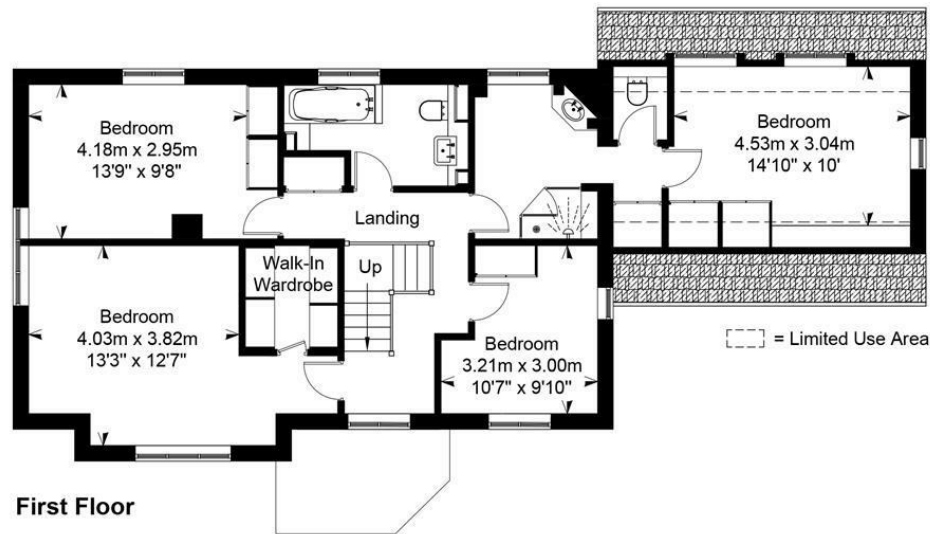
LOCATION

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, the location provides 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 Farmers' Market.

Stroud's 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.



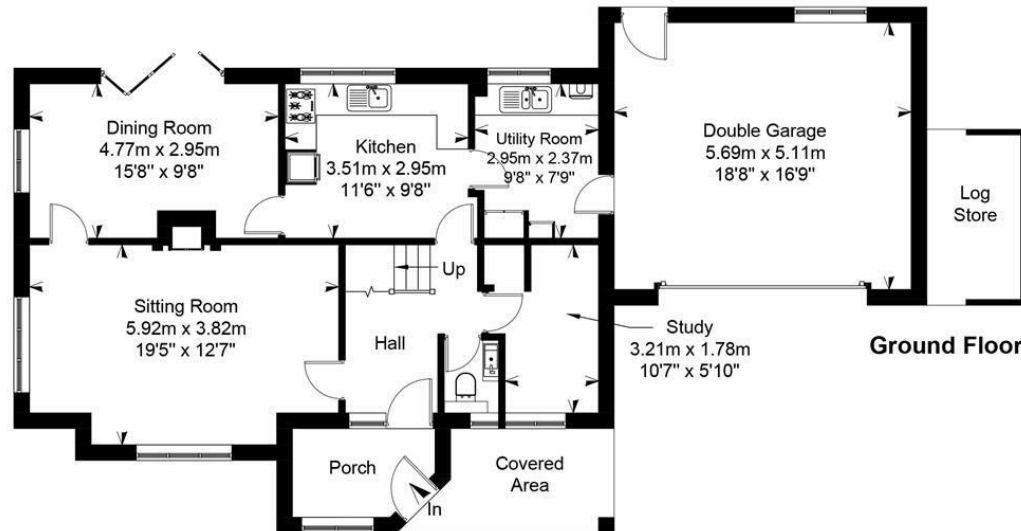
10 Lawns Park, North Woodchester, Gloucestershire



House
Garage

Approximate IPMS2 Floor Area
168 sq metres / 1808 sq feet
29 sq metres / 312 sq feet

Total
(Includes Limited Use Area 5 sq metres / 53 sq feet)



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Job No SP3546

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

MURRAYS
SALES & LETTINGS

Stroud

01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
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

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band G - £3809.73 2025/26. Ofcom checker: Broadband - standard 7 Mbps superfast 60 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

SUBJECT TO CONTRACT

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please call our Minchinhampton office
on 01453 886334