

OAKEN HOUSE
PAGANHILL
GLOUCESTERSHIRE



Oaken House, Mill Farm Drive, Paganhill, Stroud, Gloucestershire, GL5 4BB

THIS INDIVIDUAL AND STYLISHLY PRESENTED HOME HAS BEEN BUILT TO EXACTING STANDARDS OCCUPYING A UNIQUE, TUCKED AWAY LOCATION, YET WITHIN EASY REACH OF LOCAL FACILITIES

Entrance Hall, Cloakroom, Sitting Room, Utility Room, Kitchen/Dining/Family Room, Master Bedroom with Dressing Room and En-suite, 3 further Bedrooms, Family Bathroom, Gardens, Single Garage and Parking for several cars.

OFFERS OVER £700,000

DESCRIPTION

This stylishly presented detached home occupies a tucked away location with off street parking for several cars and a single garage. Constructed by the current owners in natural Cotswold stone, there are some interesting features both inside and out. The property has been cleverly designed to meet all the requirements of modern day living from under floor wet system heating, lovely wooden floors and a most impressive kitchen/dining/family room with bi-fold doors opening onto a large patio, ideal for alfresco dining. A spacious hall, sitting room with fireplace housing an eco-friendly bio ethanol burner, utility room and cloakroom complete the downstairs accommodation. On the first floor there are 4 bedrooms with the the fabulous master bedroom offering a Juliet balcony, en-suite and separate dressing room, together with the family bathroom.

As well as the fabulous patio off the kitchen/dining/family room, there is a garden to the other side of the house laid to lawn plus an area of garden on the bank behind the property. The garage and parking are at the front of the property.

DIRECTIONS

From Stroud, take the A419 west to Cainscross and at the roundabout, take the third exit into Paganhill Lane. Follow up the hill, passing the fire station on your left, and take the left turn into Mill Farm Drive shortly after. Continue on this road until you reach the shared driveway down to the property (on the left just after number 42 Mill Farm Drive). Oaken House is the first property on the left.

LOCATION

Paganhill is located approximately one mile from the centre of the market town of Stroud with a range of facilities nearby including a Tesco express, popular Leisure Centre with both indoor

and outdoor pools, Stroud College and a variety of secondary schools including Marling and Stroud High. 100 metres down the lane there is footpath leading to a nature trail with boardwalks. Buses run within the area linking the towns of Gloucester, Cheltenham and Stroud. The town of Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", it is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores, a vibrant weekly Farmers' Market and a selection of supermarkets.

The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham. Stroud mainline station provides a regular service to London (Paddington) in approximately 90 minutes.

TENURE Freehold

EPC EER: Current 83 / Potential 89

SERVICES Mains electricity, water and gas, septic tank drainage. Gas central heating with a wet system underfloor on the ground floor and bathrooms. Stroud District Council Band F

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

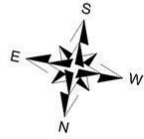
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SUBJECT TO CONTRACT

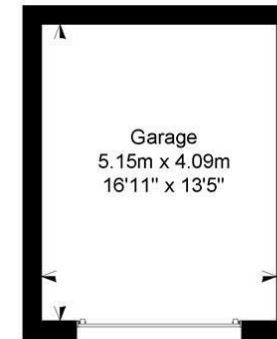
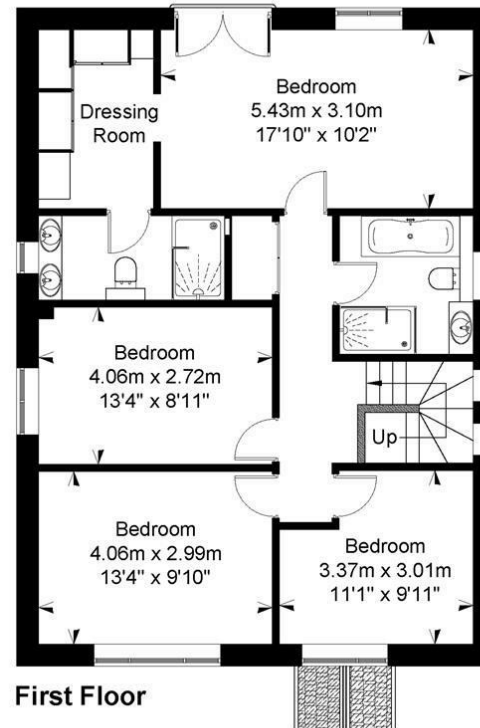
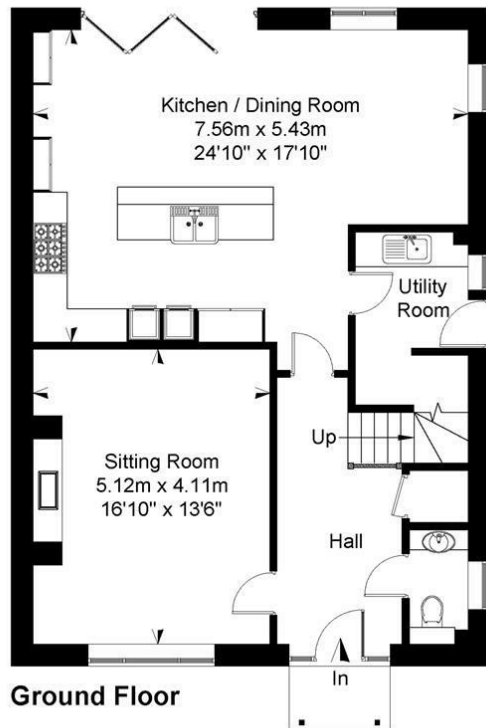
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Oaken House, Paganhill, Stroud, Gloucestershire



	Approximate IPMS2 Floor Area
House	160 sq metres / 1722 sq feet
Garage	21 sq metres / 226 sq feet
Total	181 sq metres / 1948 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
Outbuildings
Not Shown In Actual Location Or Orientation



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