

OLD SCHOOL HOUSE

RANDWICK
GLOUCESTERSHIRE



Old School House, The Lane, Randwick, Stroud, Gloucestershire, GL6 6HL

OCCUPYING AN ENVIABLE CENTRAL VILLAGE LOCATION IN THE HEART OF RANDWICK, THIS STYLISHLY PRESENTED PERIOD HOME HAS BEEN UPGRADED BY THE CURRENT OWNERS WITH EXTENSIVE GARDENS, OFF STREET PARKING AND FAR REACHING VIEWS. NO ONWARD CHAIN

Kitchen/Breakfast Room, Sitting/Dining Room, Play Room, 4 Bedrooms, 3 Bathrooms, Rear Courtyard, Front Gardens, Gated Off Street Parking for Several Vehicles, Views.

GUIDE PRICE £750,000

DESCRIPTION

Recently fully renovated, this beautifully presented Cotswold stone property is set at the heart of the village of Randwick, providing a semi-rural feel with all the amenities and community on your doorstep. This fabulous home has been cleverly extended and altered over time to provide spacious accommodation with a plethora of light along with a great sized garden and far reaching views across the valley and beyond. To the front of the property off-street parking is available for numerous vehicles.

As illustrated by the floor plan the property is entered via a private garden gate and through the main door into the light and airy kitchen which provides views to the front, plenty of built in units, sociable breakfast bar/island, along with bi-fold doors to a private sunny courtyard. The kitchen leads to a large sitting/dining room with beautiful character features in the large stone fireplace and wooden beams. This in turn opens into the bonus space of the playroom, along with the hidden away boiler room, downstairs WC and rear entrance. On the first floor there are three good sized double bedrooms, all with views to the front, overlooking the garden and the valley. Character features have been well retained throughout, including in the family bathroom which provides his and her sinks, WC, bathtub and separate shower. The second floor provides the main bedroom, beautifully designed to provide both a sense of space and character. This is accompanied by en-suite with hand basin, WC and shower.

The sunny courtyard with seating area is located to the rear of the house, along with two store rooms. To the front of the property is off-street parking, along with good sized gardens with views, and a further store room plus a summerhouse perfect for either relaxation or a home office.

DIRECTIONS

Old School House is most easily found by leaving Stroud in the direction of the M5 Motorway. At the Cainscross roundabout take the second exit and turn right at the following traffic lights. Continue through Cashes Green towards Randwick. Carry on up the hill into the village, turn right onto The Lane and the property is after the right hand bend on the right hand side.

LOCATION

The village of Randwick has a primary school, village hall and public house in the immediate vicinity with more extensive educational, recreational and shopping facilities available in nearby Stroud. The busy Cotswold town of Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity, as well as a wide range of recreational facilities with a leisure centre and many golf courses in the area. Communications are also very good with a mainline railway station in Stroud bringing London within 90 minutes travelling time and the centres of Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

AGENTS NOTE

Please note that the owned land is split by a public footpath to Randwick primary school.

TENURE

Freehold

EPC

EER: Current 57 / Potential 79

SERVICES

Mains electricity, gas, water and drainage, Gas CH. Stroud District Council Tax Band E £2,659.14 2024/25. Broadband Superfast 80/20; Mobile EE, Three, O2 & Vodafone, indoor limited, outdoor likely

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, 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



Old School House, The Lane, Randwick, Gloucestershire

Approximate IPMS2 Floor Area

House	189 sq metres / 2034 sq feet
Stores	6 sq metres / 65 sq feet
Summerhouse	8 sq metres / 86 sq feet

Total	203 sq metres / 2185 sq feet
(Includes Limited Use Area)	12 sq metres / 129 sq feet

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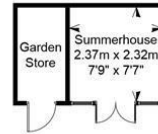
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This plan is for identification and guidance purposes only.

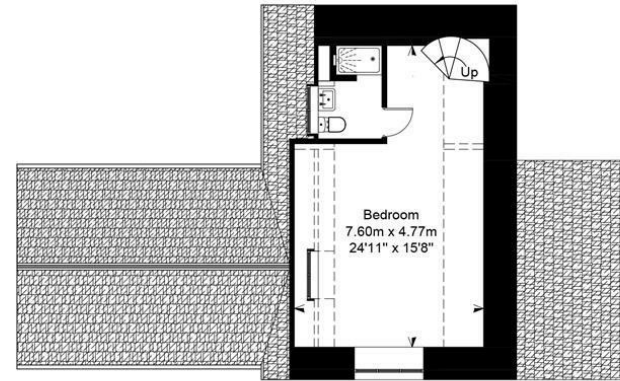
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Not to scale unless specified.

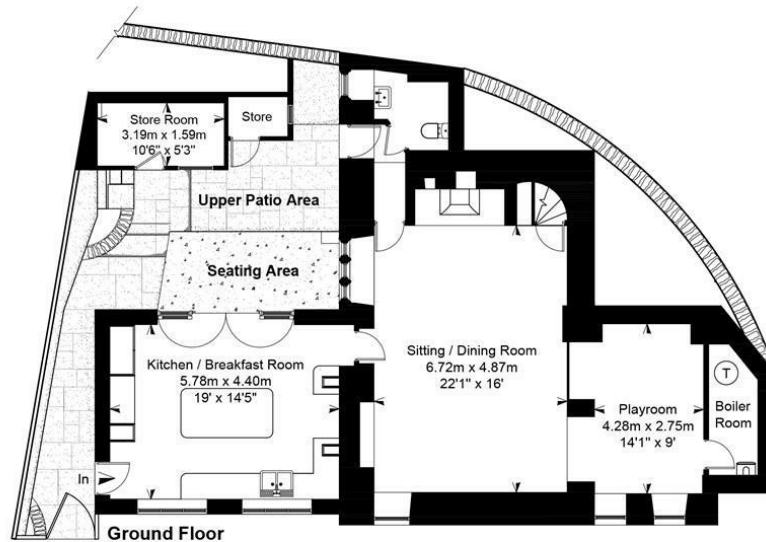
IPMS = International Property Measurement Standard



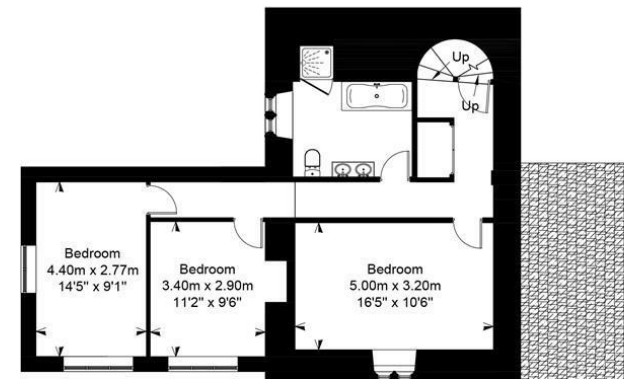
Outbuildings
Not Shown In Actual Location Or Orientation



Second Floor



Ground Floor



First Floor



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