

HILL HOUSE

RANDWICK
GLOUCESTERSHIRE





HILL HOUSE, THE STOCKS, RANDWICK, STROUD, GLOUCESTERSHIRE, GL6 6JD



GUIDE PRICE £1,325,000

SPANNING ACROSS 2,443 SQ FT, THIS HOME OFFERS PLENTY OF ROOM FOR ALL YOUR NEEDS. BUILT IN 2021 IN AN ELEVATED, CENTRAL VILLAGE LOCATION, THE PROPERTY COMES WITH THE PEACE OF MIND OF MODERN CONSTRUCTION STANDARDS AND ENERGY EFFICIENCY PLUS FABULOUS VIEWS

Entrance Hall, Open Plan Kitchen/Dining/Sitting Room, Playroom, Boot Room, Cloakroom, 5 Bedrooms, 3 Bathrooms (2 En-suite), Split level Garden with Terrace, Decked Areas, Lawns & Orchard, Storage areas and Parking for 3 Cars





Hill House is an exceptional newly constructed contemporary home harmoniously blending Japanese influence wooden accents with carefully thought-out accommodation. The location of the property is key to its design with almost every room laid-out to maximise the magnificent views. The entire house is double glazed to a high specification, and a clever MVHR (mechanical ventilation with heat recovery) system regulates air-flow air around the air-tight living spaces to ensure equal distribution of heat across the whole house and maximise cost and energy efficiency. Large floor to ceiling windows allow the light and warmth to flood-in, seamlessly blending the beauty of the panorama with the style within. The main entrance to the property opens into a spacious hallway/boot room fitted with Japanese inspired wardrobes for storage, (a consistent feature throughout). This leads into the open plan bespoke kitchen/dining/sitting room with doors out onto a fabulous south-westerly balcony spanning the length of the house and offering a great place to kick back and enjoy the view. A feature wood-burner provides a focal point for the colder months, heating the sitting room together with underfloor heating that runs throughout the house. In addition, on the ground floor the property houses a playroom, a cloakroom and separate utility/boot room with access to the terrace and gardens.

The property boasts five generous bedrooms, one with walk-in wardrobe, providing ample space for a growing family or for those who enjoy having a home office or guest rooms. With three beautifully designed bathrooms (two en-suite), there will be no more morning queues, ensuring a stress-free start to your day. Convenience is key with parking available for three vehicles, Split level gardens surround the property with lovely sociable seating areas including decking leading out from the master and guest bedrooms, terrace doubling up as an ideal play area, lawns, orchard and several storage areas.



DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. At Cainscross roundabout take the second exit and turn right at the following traffic lights. Continue through Cashes Green up into Randwick. Carry on up the hill and locate The Vine Tree public house on your right. Hill House has its own parking, but for first viewing purposes we advise parking in the village car park above the pub and walk down the footpath to the property.

LOCATION

One of the key attributes of Hill House is its magnificent location. Located in the heart of the pretty Cotswold village of Randwick, directly north-west of Stroud, the house sits in a most enviable part of the village with arguably the best views. Approached via a no through lane, Hill House is within easy reach of village amenities including a popular pub, primary school and a thriving village hall which plays host to numerous community events. Randwick Woods offer lovely country walks or hacks.

Randwick is within 10 minutes drive from Stroud with its mainline station, (frequent services into London Paddington scheduled from 90 minutes) and equally convenient for the M5 Motorway at junction 13 for Bristol, Cheltenham and Gloucester. Nearby Stroud has a large Waitrose as well as other supermarkets and an award winning Saturday Farmers' Market. There is a wide choice of both state and private schools locally, including selective grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park and Wycliffe College are both within easy reach. Stroud has a Leisure Centre and multiplex cinema and there are great walks in the vicinity with the Cotswold Way nearby and a number of challenging golf courses.

Both the M5 and M4 motorways are easily accessible: M5 J11a Hucclecote - 10 miles, Motorway M5 J12 Stonehouse - 4.5 miles, Motorway M4 J15 Swindon - 33 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 21.5 miles, Gloucester Railway Station - 9 miles, Stroud Railway Station - 2 miles, Cheltenham (central) - 14 miles, Bristol Temple Meads - 33 miles, Bath (central) - 31 miles. Distances are approximate.

TENURE Freehold

EPC EER: Current 83 / Potential 88

SERVICES All mains services are believed to be connected to the property. Gas central heating with underfloor heating throughout, mains water and drainage, MVHR system. Stroud District Council Tax Band - F £3,142.61 24/25. Broadband Standard 3 Mbps, Superfast 80 Mbps - Mobile EE, Three, O2 and Vodafone all limited

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

Hill House, The Stocks, Randwick, Gloucestershire

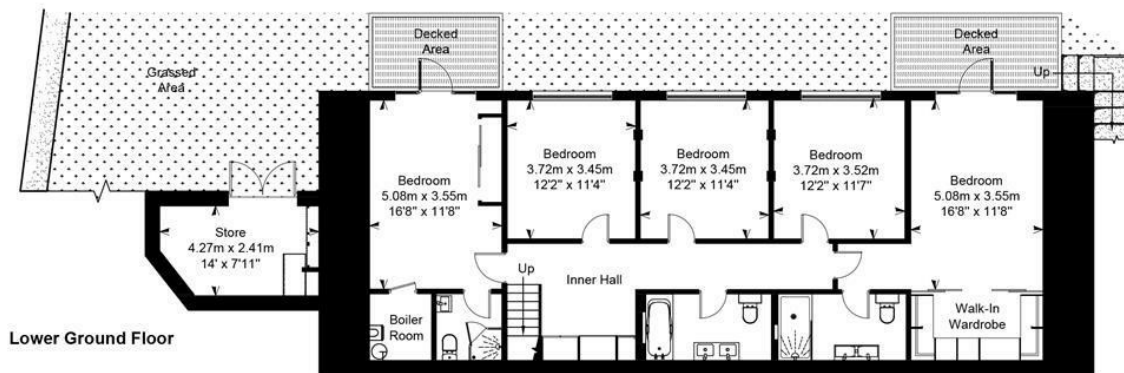
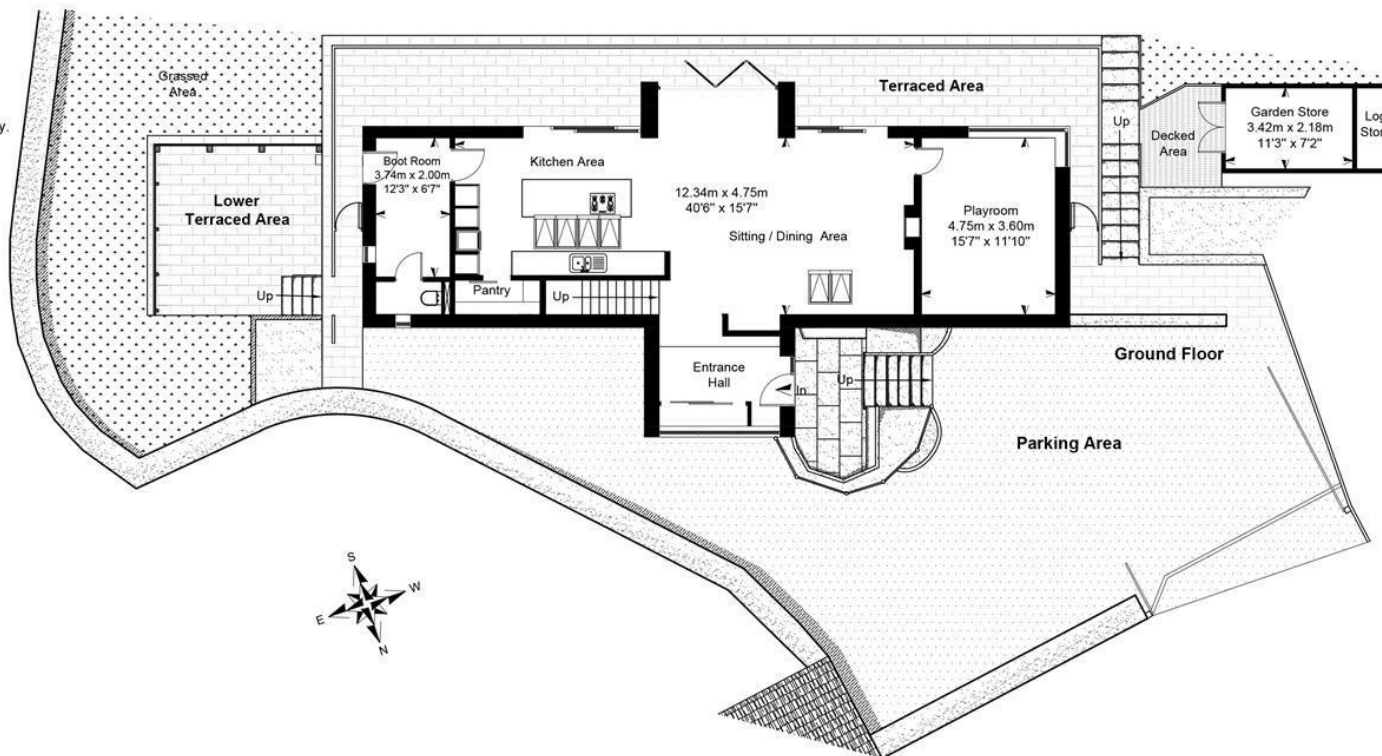
Approximate IPMS2 Floor Area
 House 227 sq metres / 2443 sq feet
 Store 9 sq metres / 97 sq feet
 Garden Store 7 sq metres / 75 sq feet

Total 243 sq metres / 2615 sq feet

Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3538

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



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



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk