

MANOR GARDENS

WOODCHESTER
GLOUCESTERSHIRE



4 Manor Gardens, Woodchester, Stroud, Gloucestershire, GL5 5PY

LOCATED HALFWAY BETWEEN THE MARKET TOWNS OF STROUD AND NAILSWORTH, THIS SPACIOUS FOUR BEDROOM HOME SITS PROUDLY WITHIN ITS PLOT WITH FABULOUS PART WALLED GARDENS, DOUBLE GARAGE AND OFF STREET PARKING FOR SEVERAL VEHICLES.

Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory, 2 Ground Floor Bathrooms, En-Suite Shower Room, Family Bathroom, 2 First Floor Bedrooms, En-Suite Bathroom, Study, Gardens, Double Garage, Parking.

GUIDE PRICE £595,000

DESCRIPTION

Located halfway between the towns of Stroud and Nailsworth, this spacious four-bedroom home sits proudly within its plot with fabulous part walled gardens, double garage and off-street parking for several vehicles.

Extended by the current owner, 4 Manor Gardens offers bedrooms and bathrooms on both levels or, additional reception space if required. The property is approached via a set of steps sweeping through areas of landscaped gardens. Internally the spacious entrance hall leads to a lovely L-shaped sitting/dining room with open fire. Both the conservatory and fitted kitchen are accessed from here with the kitchen offering an array of built-in units including a double oven/hob. Furthermore, there is space for a washing machine and tumble dryer together with access to the side of the property and garden views. Two double bedrooms are also located on this level with the master offering built in wardrobes and an en-suite shower room, together with the family bathroom. On the first floor there are two double bedrooms each with eaves storage, one with an en-suite bathroom, plus a home office. Most of the rooms on the first floor have lovely views over the gardens and to the hills beyond.

The gardens are a real treat at 4 Manor Gardens and can be accessed from both sides of the house. The lovely high wall to the rear offers a real feeling of privacy sheltering the well-planned seating area, designed to catch the last of the evening sun. The lawns are encompassed with a range of mature shrubs with space for a family size pool, greenhouse and shed. A double door garage is located to the front of the house, together with off street parking for several vehicles.

DIRECTIONS

The property is most easily found by leaving our Stroud Office in the direction of Nailsworth, on the A46. Pass the Old Fleece public house, where the entrance to Manor Gardens can be found after a short distance on the left hand side just after the turning to Bear Hill.

LOCATION

The adjacent villages of South and North Woodchester are situated in the south-west of the Cotswolds almost midway between Bristol and Cheltenham/Gloucester. Both have many attractive period buildings and share facilities with 2 pubs, a general store/post office, parish church and popular primary school in North

Woodchester. The surroundings are spectacular. The Woodchester Valley and adjacent woods are a marvellous source of walks and opposite is Minchinhampton Common. The local towns are Nailsworth (with an excellent range of independent retailers) and Stroud which is the administrative centre for the region. The latter has a mainline station (London Paddington from just over 90 minutes), a large Waitrose and 3 other supermarkets, as well as its famous weekly Farmers' Market, provincial theatre, multiplex cinema and boys' and girls' grammar schools. Other local amenities include a cycle track between Nailsworth and Stroud, 3 challenging golf courses nearby, opportunities to ride (local livery stables) and a visit to the village's own boutique Vineyard - Woodchester Valley Wines.

Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Airport - 40 miles, Bath (central) - 31 miles. Distances are approximate.

TENURE Freehold
EPC EER: Current 66 / Potential 78

SERVICES All mains services are believed to be connected to the property. Gas central heating, mains drainage, Stroud District Council Tax Band F £3,138.46 2024/25. Broadband Standard 7 Mbps, Superfast 60 Mbps; Mobile Three & O2, EE & Vodafone 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

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



4 Manor Gardens, Woodchester, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 164 sq metres / 1765 sq feet
 Garage 36 sq metres / 387 sq feet

Total 200 sq metres / 2152 sq feet
 (Includes Limited Use Area 20 sq metres / 215 sq feet)

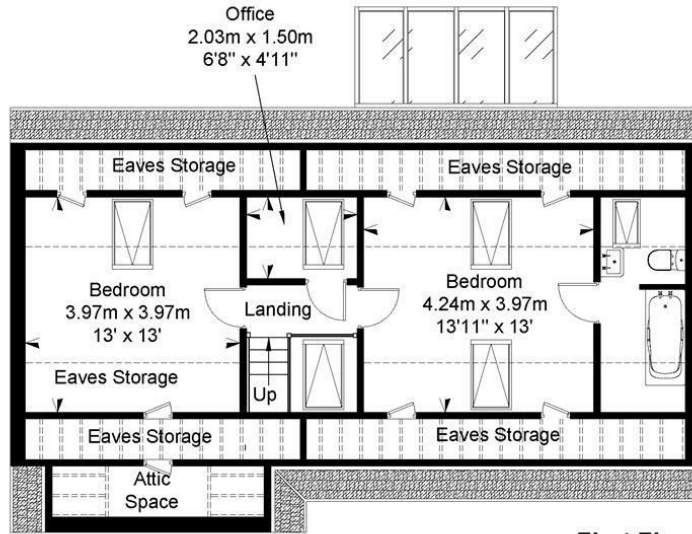
Simply Plans Ltd © 2023
 07890 327 241
 Job No SP2945

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

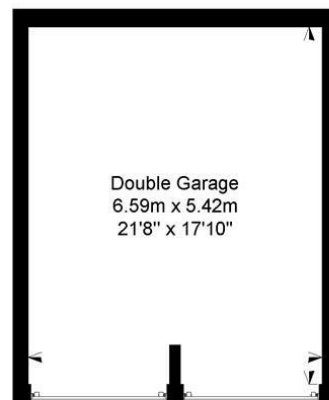
IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation

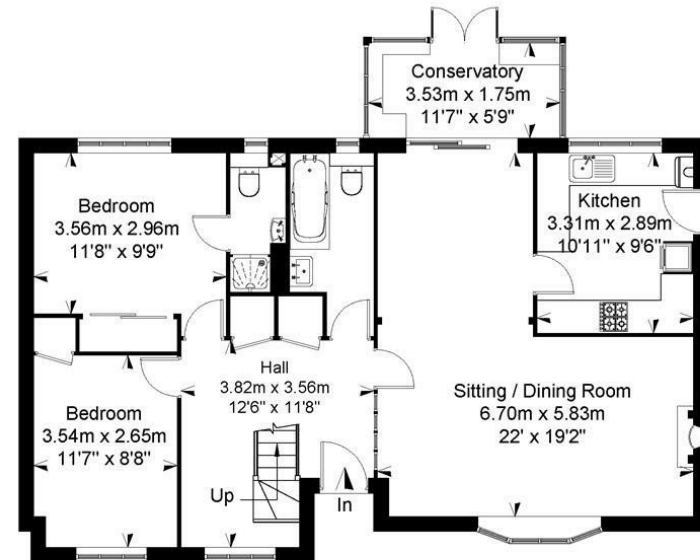


First Floor

[---] = Limited Use Area



Lower Ground Floor



Ground Floor



3 King Street, Stroud, GL5 3BS
 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: 41-43 Maddox Street, London W1S 2PD
 Tel: 0870 112 7099

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