

# HILLGROVE RISE

WOODCHESTER





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# Hillgrove Rise, Bath Road, Woodchester, Gloucestershire, GL5 5NR

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**A SPECTACULAR AND SPACIOUS TOP QUALITY NEW HOME, COMPLETED AND FITTED-OUT TO THE HIGHEST STANDARD AND DESIGNED TO TAKE FULL ADVANTAGE OF THE LATEST TECHNOLOGY, SITUATED IN THE GROUNDS OF A FORMER MANOR HOUSE.**

**Reception Hall, Sitting room, Study/Family room, excellent large Kitchen/Living/Dining room, Utility, Cloakroom, 4 Bedrooms, all with En-suite Bathrooms, landscaped Garden, Carport, Parking**

**GUIDE PRICE £1,100,000**

## DESCRIPTION

Only by an in-person inspection can the true quality of this excellent property be fully appreciated. Constructed in a traditional fashion with strip foundations, block built with part Cotswold Stone, part aluminium cladding, Hillgrove Rise is fitted out to the highest specifications, including underfloor heating throughout supplied by air source heat pump, Super fibre, 10Kw solar panels with 8.6kw battery storage, car battery charger and German 'smart' glass double glazed doors and windows. The ground floor offers a spacious reception hall with impressive oak and metal staircase to the first floor. There is a good size sitting room with bi-folds out to the rear garden, a study/family room with bi-folds out to the front, the excellent kitchen/living/dining space is extremely well-fitted with a German Hacker kitchen, Capsule Voga Taupe composite worktops, Siemens appliances, Quooker boiler hot tap and Bora induction hob with built in extractor. There are further bi-folds leading out to the rear garden. Off the Kitchen is the utility and cloakroom. Upstairs the four double bedrooms are all en-suite and are fitted with Italian bathroom fittings, Matki shower screens, Vado brasswear and Catalano sanitary wear. Outside the gardens have been landscaped to the front and rear, laid to lawn with outside seating areas, bordered by shrubs and trees. There is a double carport at the front and further parking available.

## DIRECTIONS

Hilgrove Rise is most easily found by leaving our Stroud office in the Nailsworth direction on the A46. Pass the Fleece Public House at Woodchester on your left and the entrance to the property can be found on the left hand side, immediately after the turning to Bear Hill, through the stone pillars of Hillgrove House. Continue around Hillgrove House to your right and Hillgrove Rise is the first property on the right hand side.

## 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 Vineyard.

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: to be assessed

**SERVICES** Mains drains, water and electricity. Central heating by air source electric heat pump. Council Tax Band to be confirmed. EPC is: Current - 108A. Potential 109A.

**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*

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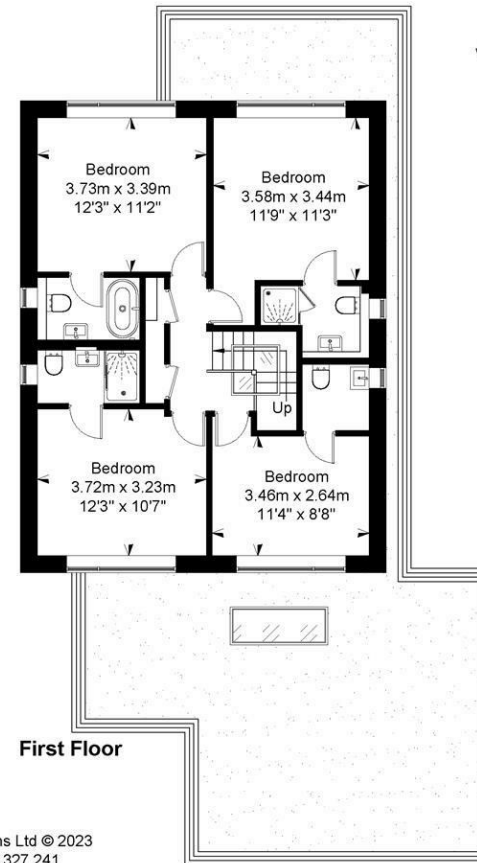
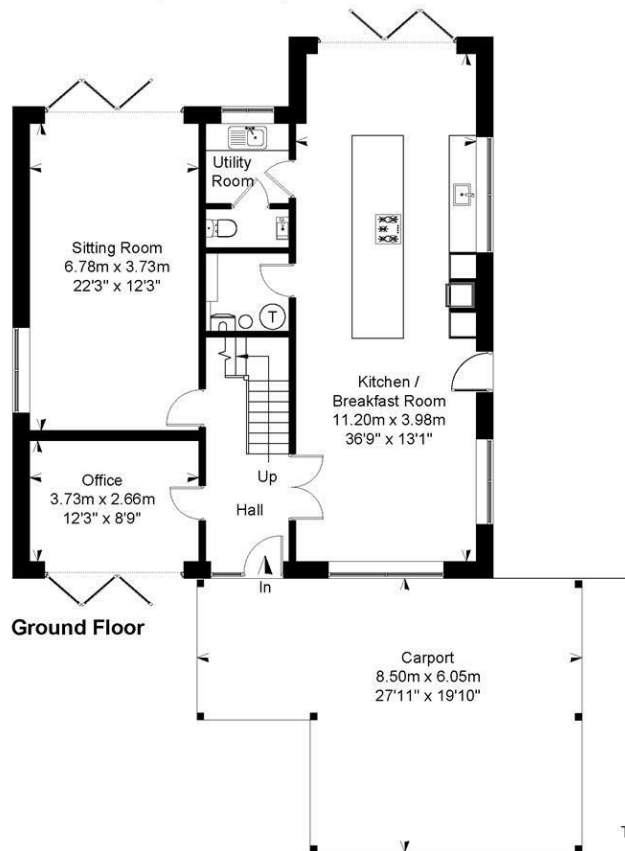






**New House, Bath Road, Woodchester, Gloucestershire**

Approximate IPMS2 Floor Area  
House 172 sq metres / 1851 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



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