

**13 PAULS RISE**  
NORTH WOODCHESTER  
GLOUCESTERSHIRE



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## 13 Pauls Rise, North Woodchester, Stroud, Gloucestershire, GL5 5PN

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**OCCUPYING A SOUGHT-AFTER LOCATION IN A POPULAR NO THROUGH ROAD BETWEEN STROUD AND NAILSWORTH, THIS DETACHED 4 BEDROOM HOUSE HAS ARGUABLY ONE OF THE BEST VIEWS WITH LIGHT AND AIRY SPACE THROUGHOUT.**

**Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room, Utility Room, Cloakroom, 4 Bedrooms, Master with En-Suite Shower Room, Family Bathroom, Front and Rear Gardens, Double Garage, Parking and Views.**

### GUIDE PRICE £550,000

#### DESCRIPTION

This lovely detached family house has to arguably have one of the best views in the small community in which it sits. Beautifully maintained by the current owner, the light and airy space is noticeable from the moment you open the front door. On the ground floor there are two reception rooms, both offering access to the rear garden. The sitting room has been furnished with a mock flame electric fireplace providing a focal point in the room. The kitchen offers space for a dining table and is fitted with a range of built in units with a utility room beyond. Additional areas on the ground floor include a cloakroom and integral door to the double Garage. On the first floor there are four bedrooms (most with fitted wardrobes) and the master with en-suite shower room, together with the family bathroom.

In front of the garage is a private driveway and a small area of garden. The majority the gardens are located to the rear of the house and have been skillfully landscaped to include well stocked borders, grassed lawns and a sociable seating area for summer time entertaining.

#### DIRECTIONS

From our Stroud Office, proceed along London Road and at the roundabout by Waitrose, turn right onto Dr Newton's Way. At the subsequent mini roundabout with the A46, turn left towards Nailsworth. Proceed for about 1.5 miles passing The Fleece public house on the left hand side. After a short distance, turn right into Pauls Rise and as the road bends to the left, the property can be found on the left 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 main 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/entertainment complex 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.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 67 / Potential 78</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property. Gas hot air central heating, mains drainage. Stroud District Council Band E.</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

*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*

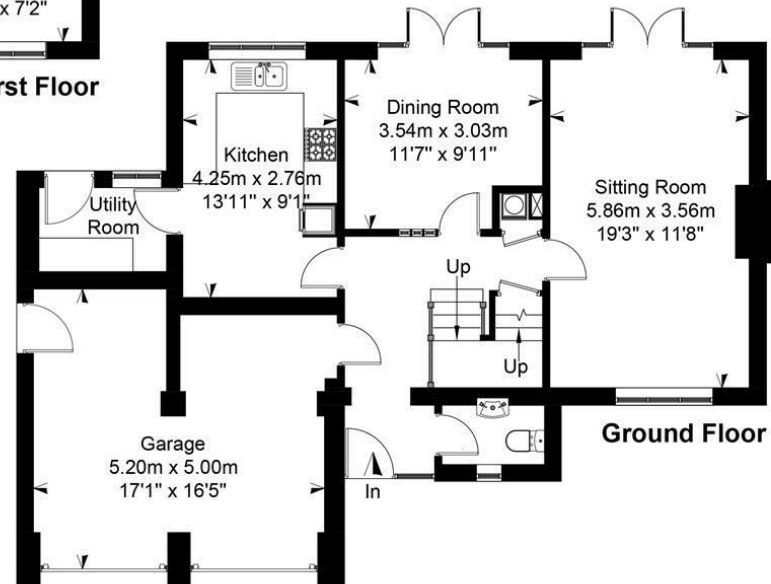
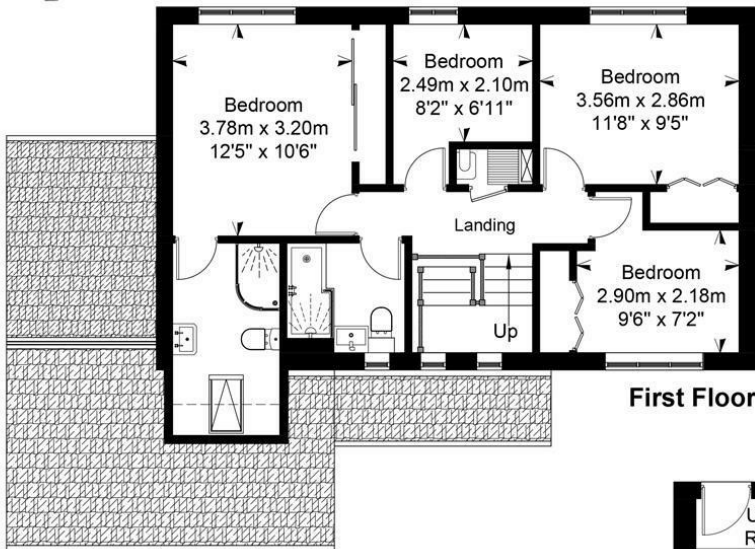
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### 13 Pauls Rise, North Woodchester, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	126 sq metres / 1356 sq feet
	24 sq metres / 258 sq feet
Total	150 sq metres / 1614 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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