



Lawns Park, North Woodchester, GL5 5PP

Guide Price £875,000

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Located on a prestigious road in North Woodchester, a sought-after village positioned between Nailsworth and Stroud, this substantial 4 bedroom, 3 bathroom extended family home offers generous living space and an exceptional setting with wonderful views. The ground floor opens with an entrance hall leading to a WC and a study. A well-proportioned sitting room which connects via a large opening that flows seamlessly into the dining room. A substantial garden room spans the full width of the rear, creating an impressive additional versatile living area. A room known as the arch room connects the kitchen to the double garage, which provides extensive storage. The kitchen itself is fitted with some built-in appliances to include a Rangemaster cooker which incorporates 2 ovens, a grill, and a 5-zone induction hob. Upstairs, the landing leads to a master bedroom with an ensuite shower room, three further bedrooms and a family bathroom/shower room. The property is set back behind a lawned front garden with a driveway leading to the house and garage. To the rear, a beautifully stocked garden features patio areas, a striking water feature, and a scenic backdrop of Selsley Woods. Eco-friendly credentials include a Vaillant gas-fired boiler, eighteen solar panels, and six batteries for energy storage, along with a feed-in tariff. Some of the rooms have air conditioning units for those hot summer days. The greenhouse is heated via the Calor gas bottles, enhancing the home's sustainable appeal. Completing this remarkable setting is a lake at the end of the road completing a truly unique and tranquil lifestyle.





Amenities

Woodchester is in the Nailsworth Valley, running southwards from Stroud along the A46 road to Nailsworth. The parish population taken at the 2011 census was 1,206. There are pubs in both North and South Woodchester (The Royal Oak in North and The Ram in South) and a post office with a shop in North Woodchester. Woodchester is notable as the location of Woodchester Roman Villa. The village's parish church of St Mary's was designed by Samuel Sanders Teulon. Stroud is just 2.5 miles north of here where there are a variety of shops and amenities including the mainline station.

Hallway

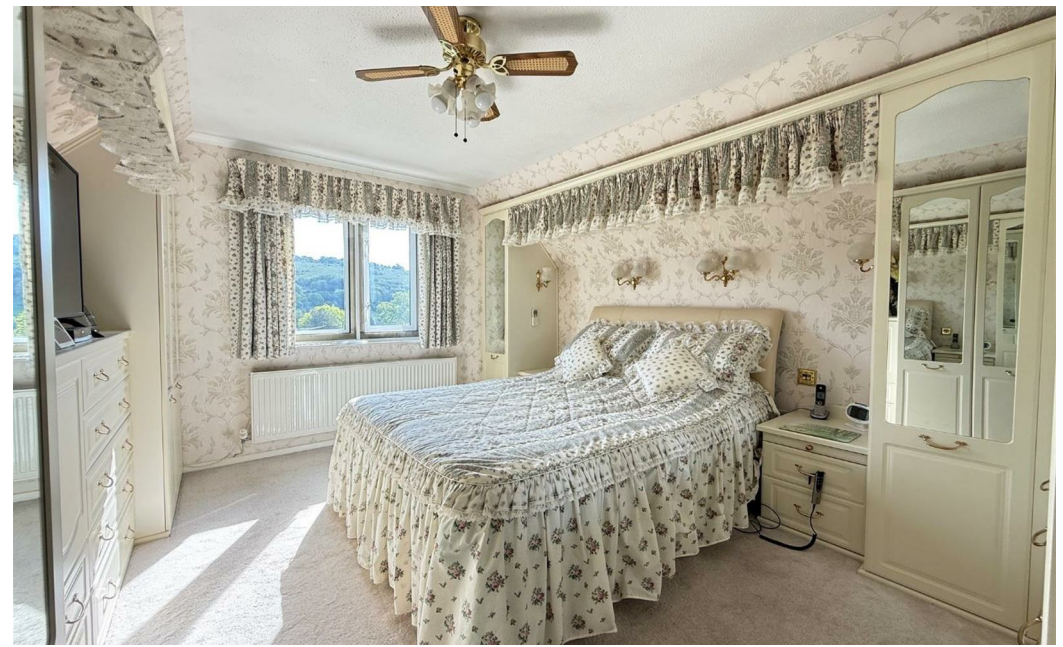
Double glazed front door with leaded glazed inserts, two double glazed windows, radiator, feature exposed stone wall, staircase with under stairs area rising to the first floor.

WC

Comprising a wash basin with storage beneath, WC, double glazed window, part tiled walling.

Study

Two double glazed windows, radiator.



Sitting Room

Four double glazed windows over two aspects with wonderful views, ceiling beam, air-conditioning unit, coal effect gas fire set to a decorative surround, wide opening into the dining room.

Dining Room

Approached through a wide opening from the sitting room with door leading to the kitchen and bi-fold doors leading to the conservatory/garden room. Air-conditioning unit.

Conservatory/Garden Room

An impressive room which is fully double glazed in aluminium. Three double radiators, two sets of French doors leading out to the garden.

Kitchen

An extensive range of fitted wall and base units with worktop space over. Additional built-in shelved cupboard. Many appliances to include a Rangemaster cooker with two ovens and a grill with a five zone induction hob incorporated with a matching extractor over, space and plumbing for a washing machine, kick board heater, integrated freezer. Stainless steel sink with mixer tap, additional double bowl stainless steel sink and drainer. Built-in water softener, tiled flooring, spotlighting, space is for a fridge and a dishwasher, two sets of double glaze windows into the conservatory/garden room. Door to Arch Room.



Arch/Bridge Room

This room connects the kitchen to the garage. Tiled floor, loft hatch, base units and worktop space, radiator, double glazed window to the front and rear aspects, composite door to the front. Door into Garage.

Double Garage

Twin up and over doors, double glazed windows, eaves for storage and light and power. Vaillant gas fired boiler. Light and power.

First Floor landing

Double glazed window to the rear, airing cupboard with hot water cylinder. Doors to bedrooms and bathrooms.

Master Bedroom

Extensive range of fitted wardrobes, cupboards and drawers with bedside cabinets. Double glazed window with wonderful view, double radiator, air-conditioning unit. Door to ensuite.

Ensuite

Comprising a shower cubicle, wash basin to extensive storage units with cupboards and drawers, mirror and pelmet lighting. Heated towel rail, spotlighting, wall mounted hairdryer.



Bedroom 2

Two double glazed windows with wonderful view, wash basin to a worktop with storage beneath, double radiator, wall to a wall fitted wardrobes.

Bathroom/Shower Room

Comprising a spa bath, WC, shower cubicle, heated towel rail, wash basin set to vanity storage with mirror and wall lighting, spotlights, frosted double glazed window to the rear, wall mounted hairdryer.

WC

A suite comprises a wash basin to vanity storage, WC, heated towel rail, double glazed window to the front, eyeball spotlighting, shaver point, loft hatch.

Bedroom

Double glazed dormer window, radiator, loft hatch.

Bedroom

Double glazed dormer window, radiator.

Outside



Front Garden & Driveway Approach

A property is set back behind a tarmac driveway providing parking for many cars. There is a lawned area to the left-hand side and beech hedging. EV charger, wide storm porch with light. Gates lead to the rear garden.

Rear Garden

The house benefits from a low electricity usage due to the solar panels on the roof. Adjacent to the rear of the property are 6 x batteries to store energy. The Calor gas batteries are purely for heating the greenhouse. A pathway meets a bespoke wooden shed with light, power, fixed windows and workbench. A gate from a paved area leads to an extensive lawn with a Westerly aspect and well stocked borders for shrubs and plants. There is a paved area with greenhouse adjacent which is heated. A large cedar summer house can be found to the right and lovely views can be had towards Selsley Woods. There are also raised beds for vegetables and a rather impressive extensive pumped water feature with waterfall and a Cotswold stone wall runs along the rear boundary. The main lawn extends to the opposite side of the house with rose beds running along side and a further hexagonal summer house. Gates lead to the front garden.



Tenure

Freehold

Council Tax Band G

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Hunters Stroud win GOLD Again

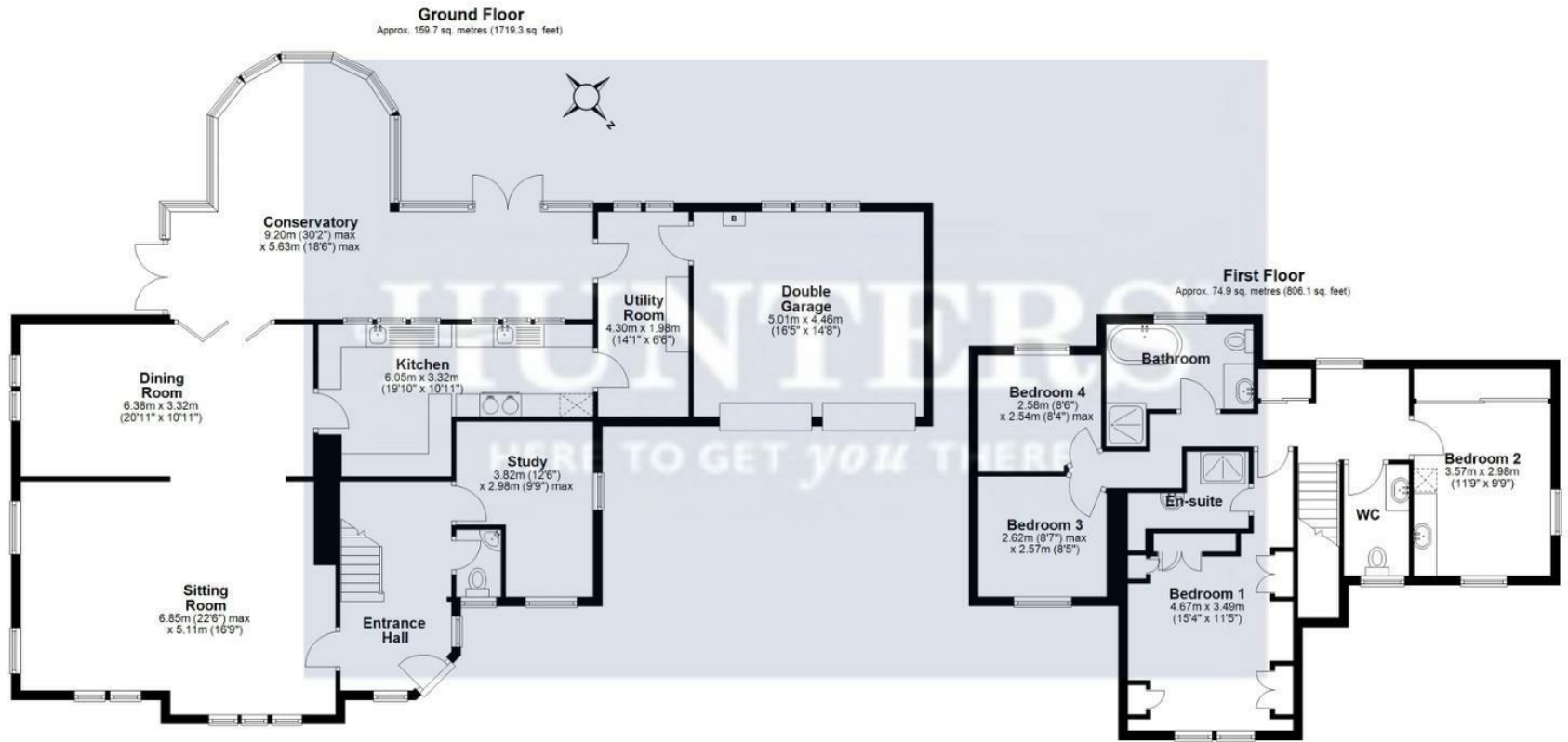
We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 234.6 sq. metres (2525.4 sq. feet)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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