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HERE TO GET *you* THERE

The Headlands, North Woodchester, Stroud | Asking Price £595,000  
Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



# Hunters Estate Agents Stroud are delighted to present to the market this 3-4 bedroom detached 1930's chalet bungalow, perfectly positioned to enjoy wonderful views towards Rodborough Fort. The property offers excellent versatility and generous accommodation arranged over two floors, making it ideal for a wide range of buyers. Situated in a highly sought-after location, this home combines practical living with scenic surroundings, making it a rare opportunity in the Stroud market. Early viewing is strongly recommended to appreciate the setting, space, and lifestyle this charming chalet bungalow has to offer.

## Description

Hunters Estate Agents Stroud are delighted to present to the market this 3-4 bedroom detached chalet bungalow, perfectly positioned to enjoy wonderful views towards Rodborough Fort. The property offers excellent versatility and generous accommodation arranged over two floors, making it ideal for a wide range of buyers. Externally, the home benefits from a driveway with parking for up to five cars, incorporating a space suitable for a motorhome, and a single garage, ensuring ample provision for modern family living. Internally, the heart of the home is a superb 21ft kitchen dining room, complete with a charming wood burner, which flows seamlessly into the sitting room/ garden room, creating a warm and inviting space for entertaining or relaxing. The ground floor further comprises two well-proportioned bedrooms, a contemporary shower room, and a versatile study/gym that leads into a small conservatory, offering flexible options for work or leisure. Upstairs, the master suite provides a private retreat, featuring its own shower room with the added benefit of space large enough to accommodate a bath, enhancing comfort and convenience. The property's layout, with bedrooms thoughtfully arranged across both floors, ensures adaptability for families, downsizers, or those seeking guest accommodation. Situated in a highly sought-after location, this home combines practical living with scenic surroundings, making it a rare opportunity in the Stroud market. Early viewing is strongly recommended to appreciate the setting, space, and lifestyle this charming bungalow has to offer.

## 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.

## Front Porch

Double glazed front door, wooden door with glass panel into the hallway, fixed double glazed window to garden/ sitting room.

## Hallway

Exposed floorboards. Doors to....

## Kitchen Dining Room

A selection of wall and base units with solid oak worktops, planned space for a dishwasher or washing machine, spaces for a fridge and freezer. Gas range style cooker with seven gas rings, double oven, grill and storage drawer. Exposed flooring and vinyl flooring, double glazed windows and a double glazed door to garden. Double radiator, wood burner to chimney breast. Central island breakfast bar. Opening to sitting room/garden room

## Garden Room

Double glazed windows with distant views to Rodborough Fort. Also a wide double glazed patio door to a terrace. large roof light, opening to kitchen dining room.

## Bedroom

Exposed wooden floorboards, double glazed window with view, double radiator.

## Bedroom

Double glazed window to side, radiator, exposed wooden floorboards.

## Shower Room

Comprising a wide shower cubicle, pedestal basin, WC, expose wooden floorboards, frosted double glazed to window, radiator.

## Office/Gym

Radiator, double glazed window, stable door to conservatory, wood effect vinyl flooring.

## Rear Conservatory

UPVC double glazed windows and door, cupboard with plumbing for washing machine and Vaillant gas fired the boiler.

## Landing

Doors to master bedroom and shower room, low door into attic storage area.

## Master Bedroom

Two Velux roof windows, double radiator, distant views. Room measurements are at floor level.

## Shower Room

Also with space for a bath. Currently comprising a corner shower, WC, wash basin with vanity storage, large Velux window, heated towel rail. Please note the bath within the room is not fitted and is just being stored there. It was originally taken out of the downstairs shower room.

## Storage Loft

A low pitched ceiling, majority boarded and roof window.

## Outside

## Gardens

The majority of the garden is laid to grass with a resin patio and pathway leading to the property. There is a personal door into the side of the garage, a small decked area by the kitchen and an additional small area of grass alongside the property with gate leading to the front driveway.

## Garage & Parking

There is a single garage which joins the neighbours garage with an up and over door, personal door into the garden and additional parking in front. There is further parking behind the metal gates where the owner parks his motorhome for an additional vehicle. Also located to the other side of the property is off-road parking for at least 3 more cars.

## Council Tax Band

Band D

## Tenure

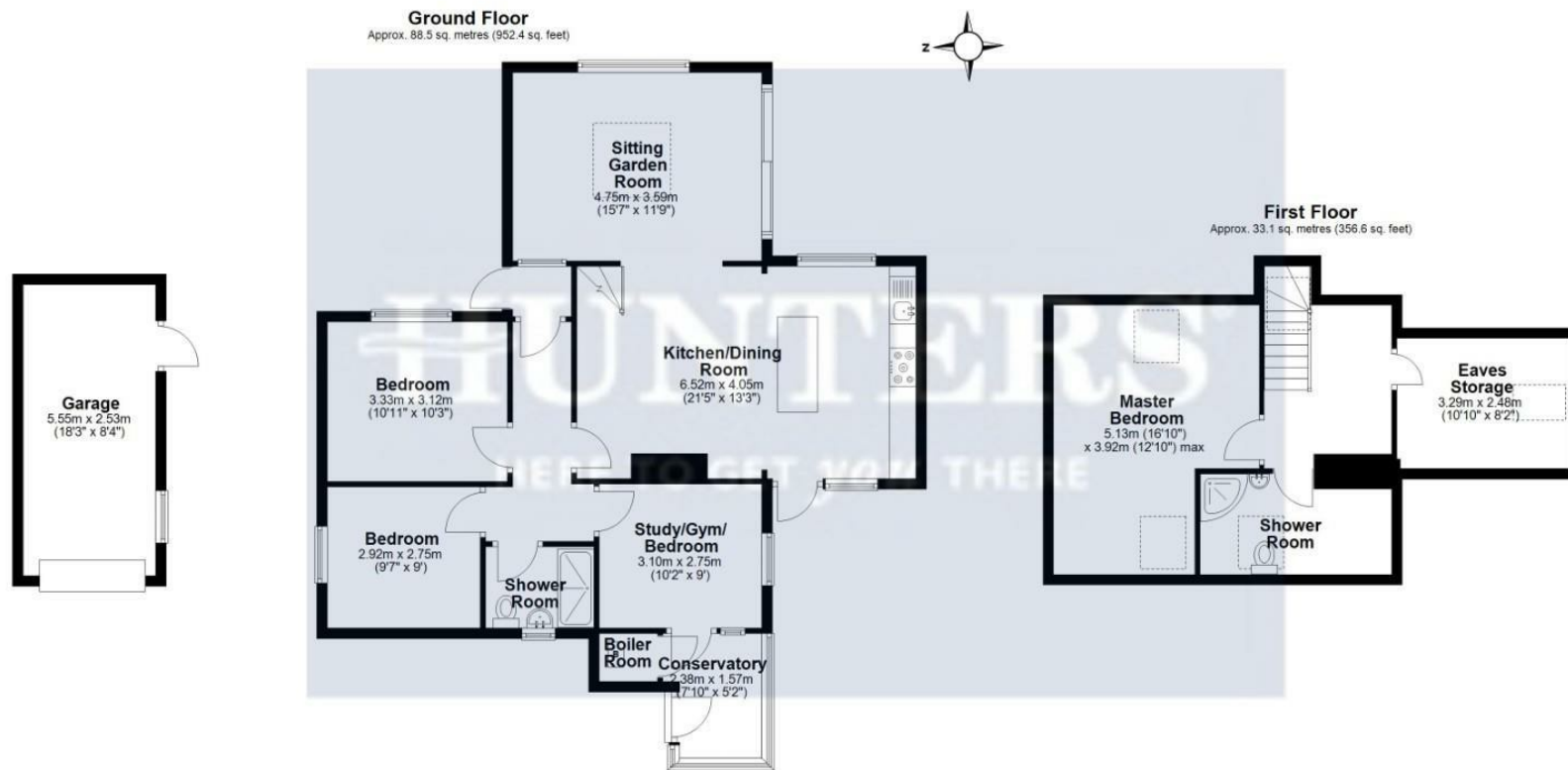
Freehold

## Agents Notes

The Boiler has been changed and the single storey extension has been built since the EPC was last created, this should have a positive impact on the current score.

## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.



Total area: approx. 121.6 sq. metres (1309.0 sq. feet)

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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