



COPPER KNOLL · 9 LAWNS PARK · NORTH WOODCHESTER · STROUD

MURRAYS
SALES & LETTINGS

COPPER KNOLL
9 LAWNS PARK
NORTH WOODCHESTER
STROUD, GL5 5PP

9 Lawns Park is a large family home located in the popular area of North Woodchester. Positioned comfortably in the middle of its plot, the house backs on to open fields, enveloped by its pretty and mature gardens, double garage and extensive off-street parking.

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 3

OFFERS OVER £850,000

FEATURES

- Detached 4 Bedroom Family House
- Sought After Village Location
- Solar Panels and Battery Storage
- Air Conditioning
- 3 Reception Rooms
- Large Conservatory
- Extensive Gardens
- Double Garage and EV Charging
- Fabulous Views
- Private Driveway



DESCRIPTION

The property has undergone additions for future proofing such as air conditioning, solar panels, EV charging and battery storage, which allows the property to have a running cost as low as £44pcm. As illustrated on the floor plan, the entrance hall leads to all principal reception rooms including a spacious dual aspect sitting room interconnecting with a dining room to the rear, large conservatory with access to the rear gardens, fitted kitchen, and a separate study/family room.

There is also a cloak room and useful utility room connecting into the integral double garage.

Four bedrooms are located on the first floor with the principal room benefitting from built in wardrobes and an en-suite shower room. The second bedroom has fabulous views with built in wardrobes and a separate wash hand basin. This and the additional two bedrooms are serviced by the family bathroom with both bath and separate shower.

Fabulous gardens are located to the side and rear of the house enclosed by hedging and a Cotswold Stone wall to the rear.

One of the key features of this particular property are the well-maintained gardens with large lawned areas, mature trees and shrubs, sociable terrace/patio, summer house and additional outbuildings including a large, heated conservatory.

There are also raised beds for vegetable offering the opportunity for a kitchen garden, all with lovely views both to the front and rear.

Many of the neighbouring properties have been extended and updated over the years which offers further potential here, subject to the relevant planning permissions.





DIRECTIONS

9 Lawns Park is most easily found by leaving Nailsworth in the direction of Stroud on the Bath Road. Just before reaching The Old Fleece Pub on your right, turn left into Selsley Road. Continue through the double bend and take the next right into Lawns Park. Follow the road for a short distance and number 9 can be found on the left hand side.

LOCATION

Lawns Park is an attractive cul-de-sac situated almost midway between Nailsworth and Stroud, in the spectacular Woodchester Valley.

The adjoining villages of North and South Woodchester share a post office/store, 2 pubs and a popular, ofsted rated outstanding, primary school. Adjacent to unspoilt countryside, the location provides a great source of walks as well as a popular cycle track which runs between Nailsworth and Stroud.

Nailsworth is the smaller of these two with an outstanding range of independent retailers, whilst Stroud has five major supermarkets, a cinema, theatre, sports centre and award winning Farmers' Market.

Stroud's main line station has regular direct services to London Paddington circa. 90 minutes and with the M4 and M5 motorways both easily accessible, it is an ideal location for commuters.

There is an excellent choice of secondary schools, both in the state and private sectors and also highly regarded grammar schools in Stroud, Gloucester and Cheltenham.



9 Lawns Park, North Woodchester, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	224 sq metres / 2411 sq feet
Garage	25 sq metres / 269 sq feet
Studio	9 sq metres / 97 sq feet
Summerhouse	4 sq metres / 43 sq feet
Workshop	8 sq metres / 86 sq feet

Total	270 sq metres / 2906 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet

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07890 327 241

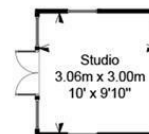
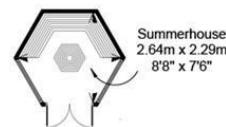
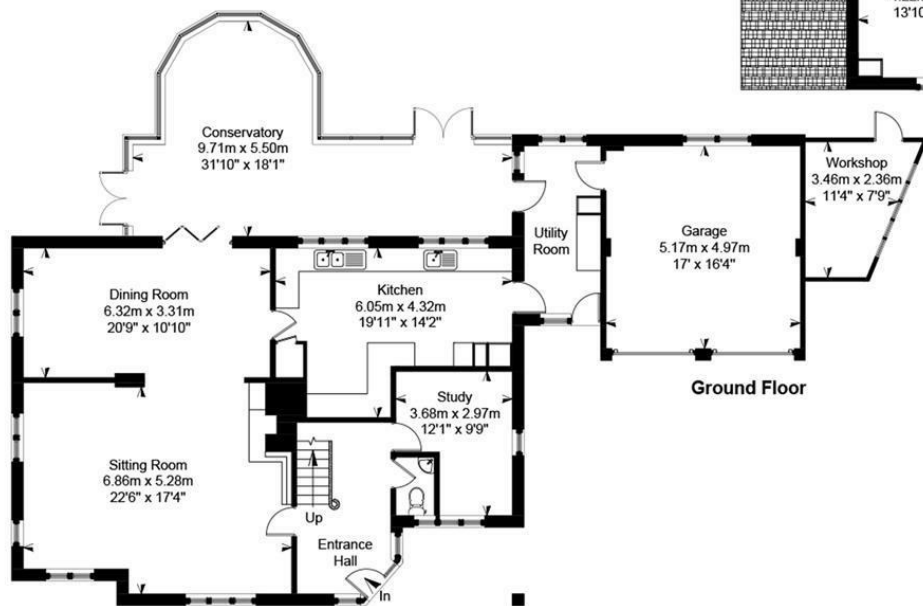
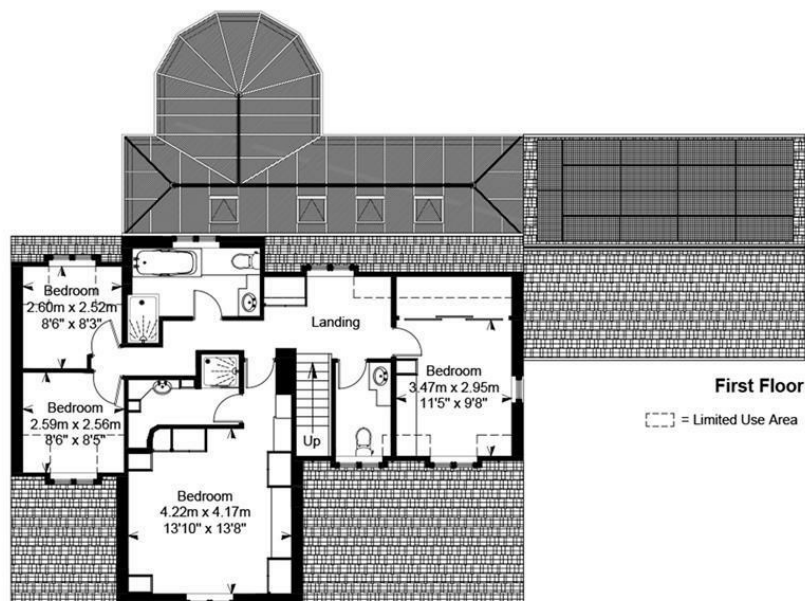
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains services are connected to the property. Gas central heating, mains electricity, and drainage. Solar panels and batteries, Stroud District Council Band: G £3999.03 Broadband: Standard 7Mbps, Superfast 20 Mbps. Mobile coverage EE, 3, O2, Vodafone all good outdoor.

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

For more information or to book a viewing
please call our Stroud office on 01453 755552