

14 SELWYN CLOSE
RYEFORD
STONEHOUSE

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GL10 3LH

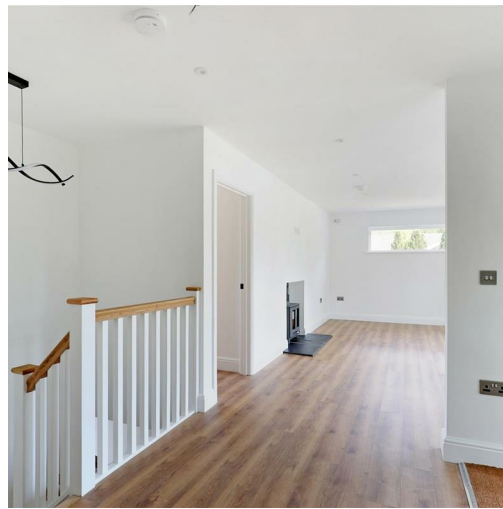
Recently enlarged and modernised detached house in sought after cul-de-sac offering 3/4 bedrooms, excellent open plan, newly fitted kitchen/living/dining space, 3 bathrooms, landscaped gardens and ample parking.

BEDROOMS: 3
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £650,000

FEATURES

- Completely Refurbished and Enlarged
- Excellent Kitchen/Living/Dining Space.
- Further Reception/Bedroom 4
- 3/4 Bedrooms
- 3 Bathrooms
- Landscaped Garden
- Views to the Vineyards
- Parking
- Potential Split Level Living



DESCRIPTION

Nestled in the charming area of Selwyn Close, Ryeford, this modern detached house offers a delightful blend of comfort and contemporary living. Spanning an impressive 1,647 square feet, the property has been recently renovated and modernised to meet the needs of today's discerning homeowner.

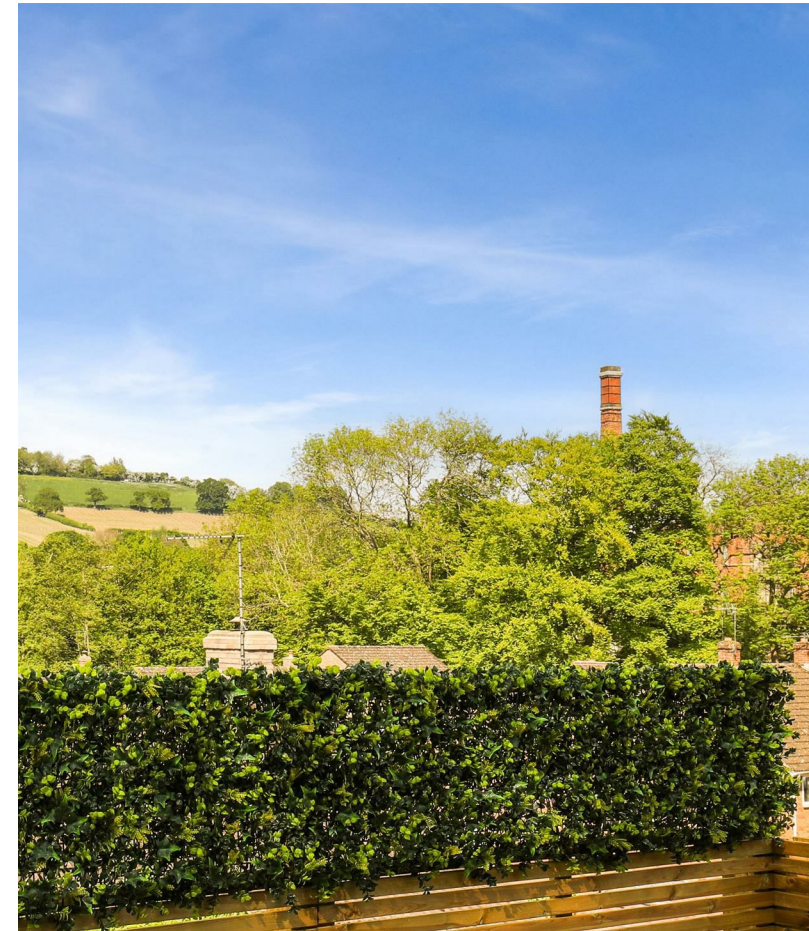
Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertainment. This versatile space can easily be converted to accommodate a fourth bedroom if desired. The heart of the home is undoubtedly the large, newly fitted open plan kitchen, living and dining area, complete with a cosy wood burner, perfect for those chilly evenings.

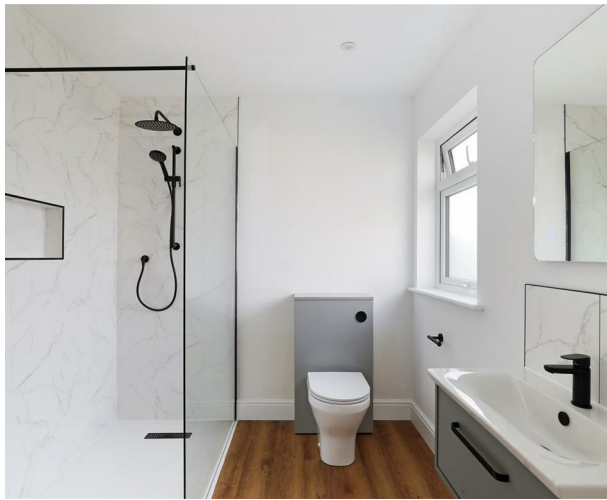
The property boasts three well-appointed bedrooms, the main bedroom with ensuite shower and a separate bathroom on the same level as the reception areas and two additional bedrooms and a shower room on the ground floor, making it an excellent choice for families or those seeking extra space. The three bathrooms ensure convenience for all residents and guests.

Outside, the landscaped gardens feature a lovely decking area, offering lovely views to the nearby vineyard and a perfect spot for outdoor dining or simply enjoying the fresh air. With parking available for a number of vehicles, this home is both practical and inviting.

There is also potential for split level living. With the lower level having it's own separate access, this area could be independent from the first floor.

In summary, this exceptional property in Ryeford presents a unique opportunity for those seeking a modern family home with generous living space and a fourth bedroom if required. Don't miss the chance to make this delightful house your new home.





DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. At the traffic lights on the Ebley By-pass turn left in Ryeford Road and after a short distance take the first right into Selwyn Close. take the left turn and number 14 can be found on the right hand side.

LOCATION

Neighbouring Kings Stanley is situated immediately west of Stroud, the main town in this part of the Cotswolds. A very ancient village referenced in the Domesday Book, Kings Stanley has grown over the years but very much retains its own identity and is surrounded by farmland. The village has good local facilities including a convenience store, a Co-op, The Rest cafe, Village Hall and a popular primary school.

Almost anything else can be obtained in the nearby towns of Stonehouse and Stroud which has a large Waitrose and three other supermarkets and an award winning Farmers' Market. Both also have a wide range of independent retailers. Within about two hours of London by car or 90 minutes from both Stonehouse or Stroud's mainline stations. Selwyn Close is also ideally located for accessing the M5 at junction13 (Bristol or the West Midlands).

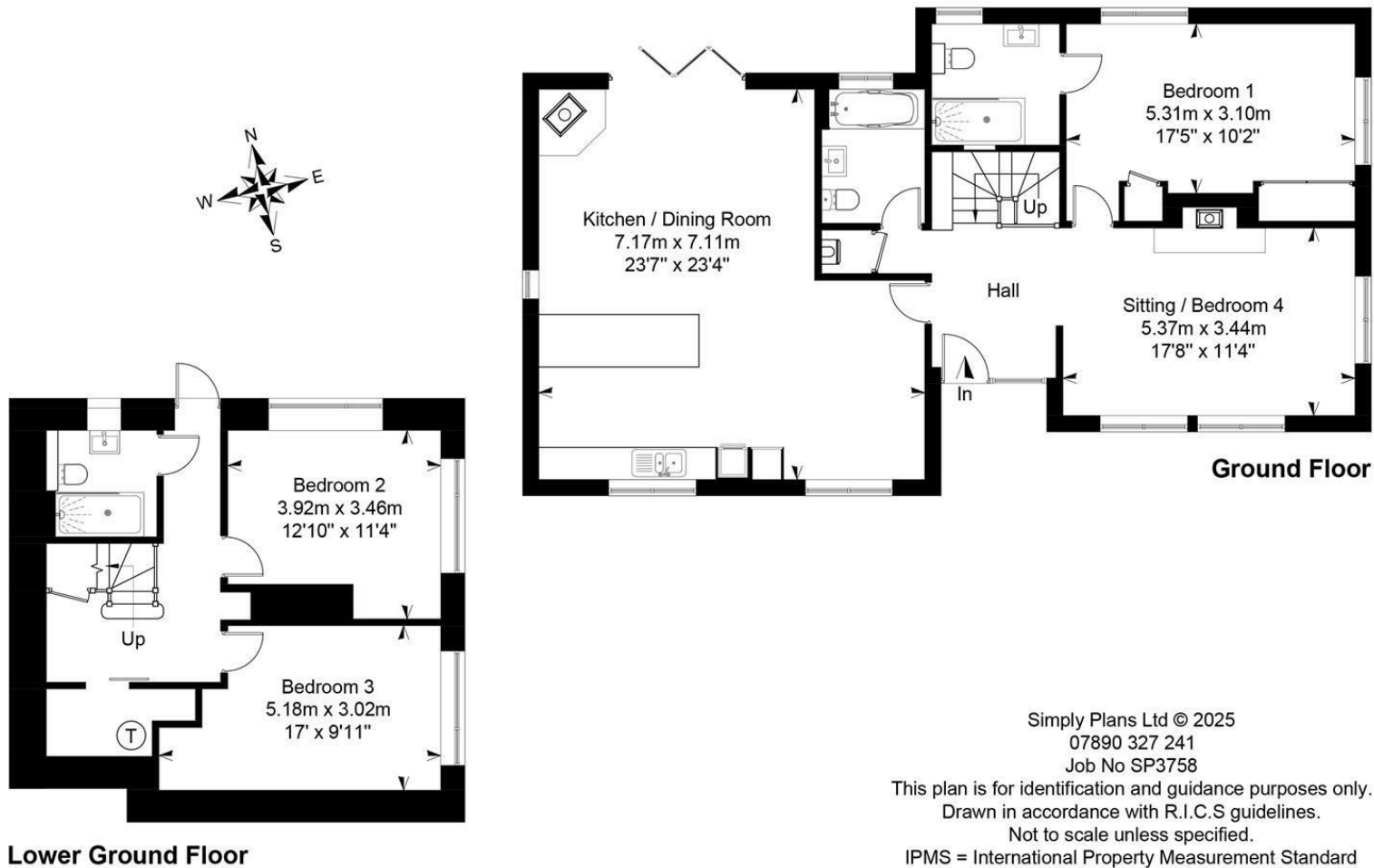
The local countryside is criss-crossed by public footpaths, including The Cotswold Way, the lanes are popular with cyclists and for golfers there are a number of challenging courses in the vicinity. Kings Stanley has its own sports club with active junior sections while there is a good choice of secondary schools locally including The High and Marling in Stroud (both grammar schools) and Wycliffe College, just down the road at Stonehouse.



14 Selwyn Close, Ryeford, Stonehouse, Gloucestershire

Approximate IPMS2 Floor Area
House

153 sq metres / 1647 sq feet



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Job No SP3758

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

MURRAY'S

SALES & LETTINGS

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655
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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
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

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band E, £2,824.71. Ofcom Checker: Broadband, Standard 16 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

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