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1 CHAPELFIELDS, RANDWICK, STROUD, GL6 6HS

The Property

A beautifully presented four-bedroom family home, thoughtfully extended to offer spacious and versatile accommodation arranged over three floors. Set at the end of a no-through village lane, overlooking the playing fields and village hall, the property enjoys a wonderful sense of openness, with far-reaching views across the valley.

On approach, there is parking for one vehicle with charging for an electric vehicle. To the front, the garden feels inviting and full of charm, with lawned areas, terraces and stunning views, creating a lovely setting for outdoor dining, morning coffee or simply enjoying the outlook.

Internally, the entrance hall leads through to the main living spaces. The heart of the home is the fitted dining kitchen and family room, designed as a sociable space for everyday living, dining and entertaining. The kitchen is fitted with grey shaker-style units, white work surfaces, metro tiled splashbacks and a Belfast-style sink beneath the window. There is a wealth of work surfaces, excellent storage, full-height cupboards and integrated appliances including an induction hob, extractor hood, double oven, dishwasher and fridge/freezer.

The adjoining dining/family room is generous and sociable, with a window to the rear and French doors opening out to a small courtyard, creating a lovely indoor-outdoor flow. It is a perfect spot for morning coffee or a glass of wine at the end of the day, while also working beautifully for family life and entertaining.

The separate sitting room is warm and inviting, centred around an exposed stone fireplace and log burner. A deep window seat overlooks the garden, allowing natural light to filter in and adding to the charming cottage feel.

The ground floor also includes a practical boot room and a useful utility/cloakroom with WC and wash hand basin. Stairs rise to the first floor landing, with doors to the master bedroom, bedroom two, dressing room/study, shower room and a handy storage cupboard, with further stairs rising to the second floor.

The master bedroom enjoys stunning views across the garden, over the playing fields and towards the valley beyond, this has a wealth of storage and is served by a generous en-suite bathroom with corner bath, shower screen, WC and vanity unit with storage, with the window making the most of the far-reaching outlook.

Bedroom two is a comfortable double bedroom, also enjoying beautiful views across the garden, playing fields and valley beyond. It offers space for freestanding furniture and a desk area, with the added benefit of a built-in sink. Also on the first floor is a dressing room/study, fitted with a wall of very handy wardrobes, a window looking out to the side and a desk set beneath. Currently arranged as a dressing room and study area, it offers excellent flexibility. A separate shower room is smartly finished with classic metro tiling, a corner shower enclosure, WC and vanity unit with storage beneath.

The second floor has been cleverly designed within the eaves and offers two further bedrooms, both full of character. As you come up the stairs, a small Velux window to the rear allows glimpsing views towards Randwick Woods, adding a lovely sense of light and outlook. Bedroom three is a generous double room with sloping ceilings, a lovely sense of space and useful eaves storage, making it ideal for an older child or guest bedroom. Bedroom four has restricted head height in places, yet remains a charming and very usable room, ideal as a teenage bedroom. It comfortably fits a double bed with ease, along with space for a sofa and desk, and benefits from a wealth of eaves storage. The room enjoys views to the front, looking out across the garden, playing fields and fields beyond.

Overall, this is a deceptive and spacious family home, offering far more than first impressions might suggest. With flexible accommodation arranged over three floors, characterful living spaces, practical storage and a wonderful village setting, it is a home that works beautifully for modern family life while retaining warmth, charm and a lovely sense of atmosphere.





Outside

Outside, the property enjoys a beautifully varied and generous garden, thoughtfully arranged to provide a choice of inviting spaces for sitting, dining and entertaining, all while making the most of the far-reaching outlook across the surrounding hills, playing fields and countryside beyond.

To the front, there is parking for one vehicle with charging for an electric vehicle, positioned conveniently on approach to the property.

A terrace is positioned at the front of the garden, perfectly placed to enjoy the views and creating a wonderful setting for outdoor dining, summer evenings and relaxed entertaining. From here, the garden opens out to a good-sized lawn, bordered by mature greenery, planted edges and natural stone walling, giving the space a lovely sense of privacy and charm.

There are several areas to enjoy throughout the day, including a pretty covered seating area positioned to the other side of the steps, tucked beneath established climbing foliage. This creates a peaceful and atmospheric corner for relaxing, reading or enjoying the garden in the shade.

Closer to the house, a charming paved seating area sits just in front of the front door. Set off the lawn, it has a pretty courtyard feel, softened by established planting, climbers and flowering pots, with the stone exterior adding to the character of the setting. There is space for a small bistro table and chairs, making it ideal for morning coffee or a quiet evening drink, while giving the entrance a warm cottage-style sense of arrival.

To the side of the house, a tucked-away courtyard opens directly from the French doors in the dining/family room. Private and sheltered, it creates a lovely indoor-outdoor connection and offers another quiet spot for sitting out.

The larger-than-average single stone-built garage is positioned to the side of the property and approached via a narrow access lane, or on foot down a few steps and through an archway. Full of character and fitted with double wooden doors, it offers excellent flexibility, whether used for storage, workshop space, parking or as a multifunctional area, depending on individual needs.

Overall, the outside space is a real feature of the property, offering a beautiful balance of usable garden, characterful seating areas, practical storage and far-reaching view



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating C



Location

Randwick, now a traditional Cotswold village from once several small hamlets and shelters beneath the western crest of a Cotswold Escarpment NW of Stroud. The village is a pleasing picture of traditional stone, (called lagers by the locals) remnants of its Weaving past. These line a maze of winding lanes adjoining parishes of Stonehouse and Standish.

Walks to the top of the ridge are rewarded with panoramic views of nearby Randwick Woods adjoining Standish woods.

Randwick C of E Primary School is highly regarded for its Christian values and achievements and currently an Ofsted outstanding school: <https://reports.ofsted.gov.uk/provider/21/115645>

A village hall, centre for annual Randwick Wap and other social activities.

In the heart of the village The Vine Tree Inn offers a warm welcome and appreciation of village life. On a typical evening you will find the pub with a wide variety of customers from local organisations having a meeting, the pub darts team in mid game to a lone dog walker enjoying a sneaky pint (dog in tow). The restaurant is very well regarded where you can sample the fine foods on offer, all home cooked. The Wap, locally renowned and highlight of village life, originally dates back to at least middle ages. An old custom abolished in 1892 and reintroduced 1972 incorporating early Pagan elements and takes place each May.

A short drive to Cashes Green, Cainscross, and Ebley offer a range of small shops: small supermarket, pharmacy, hair salon, fish & chip shop, cafes, several pubs, gymnasium, children's play centre, schools, rugby club and garages.

Within easy access is the whole spectrum of educational opportunities, alternative primary schools. Senior schools. Major bus and rail links are in Stroud only 1.5 miles and M5 J13 only 4 miles.



Directions

Coming from Stroud town centre from the Ecotricity roundabout, take the first exit then the second exit onto Cainscross road. Follow the road to a large roundabout known as the Tricorn island, take the second exit, keep on the right on approach to the traffic lights. Turn right onto Cashes Green Road. Follow the road over the railway bridge and continue on Cashes Green Road. Continue on this road passing the primary school on the right. You will drive through a hamlet called Townsend where it becomes more rural. The road starts to narrow as you approach the village of Randwick, you will pass the church on your right. Shortly after you will see a road on the right along with a signpost for the village school see a sign for the school. This road is The Lane follow the road to the end where the playing fields are and the property is opposite on your right hand side as denoted by our for sale board.///photos.beads.crescendo

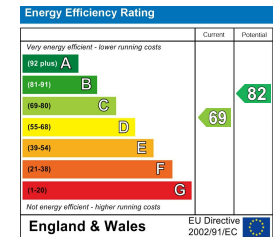


**Approximate Gross Internal Area 1386 sq ft - 128 sq m
(Excluding Garage)**

Ground Floor Area 563 sq ft – 52 sq m
 First Floor Area 474 sq ft – 44 sq m
 Second Floor Area 349 sq ft – 32 sq m
 Garage Area 165 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
 rightmove



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