

OAK FOLLY
20 LAWNS PARK
NORTH WOODCHESTER



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NORTH WOODCHESTER
STROUD
GL5 5PP

A beautifully presented 5 bedroom detached family home in a unique and quiet location in the popular village of North Woodchester

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 4

GUIDE PRICE £995,000

FEATURES

- Detached Family Home
- Sought After Location
- Popular Village between Nailsworth & Stroud
- Spacious Reception and Entertaining Rooms
- Kitchen/Dining Room
- Stunning Landscaped Garden
- Summer House
- Private Driveway
- Double Garage and Plentiful Parking



DESCRIPTION

Oak Folly is approached via a long gravelled private driveway at the end of a quiet no-through road. This substantial family home is beautifully presented throughout offering spacious and flexible accommodation. Its location benefits from being both adjacent to the open countryside whilst also still being part of a close knit community.

A central reception hall on the ground floor leads on one side to the interconnecting sitting room, library and conservatory. With direct access to the garden these open plan rooms are perfect for entertaining. To the other side of the house is the large kitchen/dining room, off which is a useful utility room with rear access and a door to the integral double garage.

Upstairs is the principal bedroom with an en-suite shower room, three further double bedrooms and a family bathroom. The fifth bedroom, located above the garage, is currently being used as a large home office and benefits from an abundance of eaves storage.

The garden is beautifully landscaped with stone paths, different seating areas and well stocked, mature borders. Large perimeter hedges offer privacy and seclusion.





DIRECTIONS

Oak Folly 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. Continue round to the right to the very end of the road and the driveway to the property is directly ahead of you between 2 hedges.

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 providing 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 farmer's market.

Stroud 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.

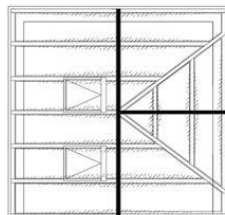


Oak Folly, 20 Lawns Park, North Woodchester, Stroud, Gloucestershire

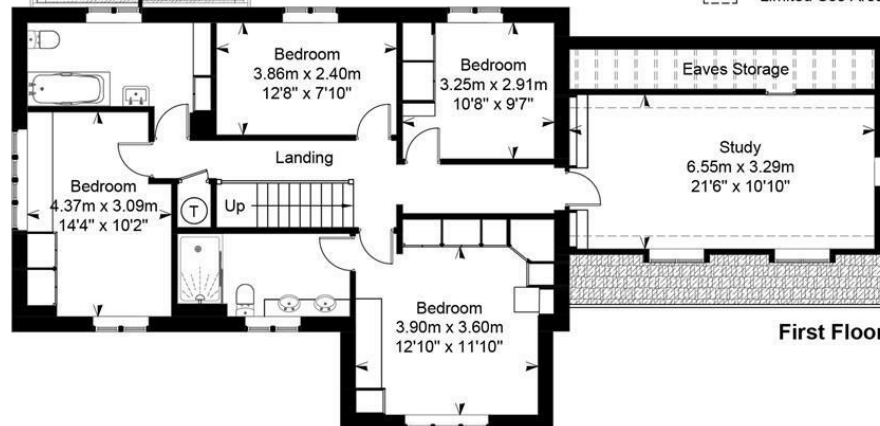
Approximate IPMS2 Floor Area

House	215 sq metres / 2314 sq feet
Garage	25 sq metres / 269 sq feet
Summerhouse	5 sq metres / 54 sq feet

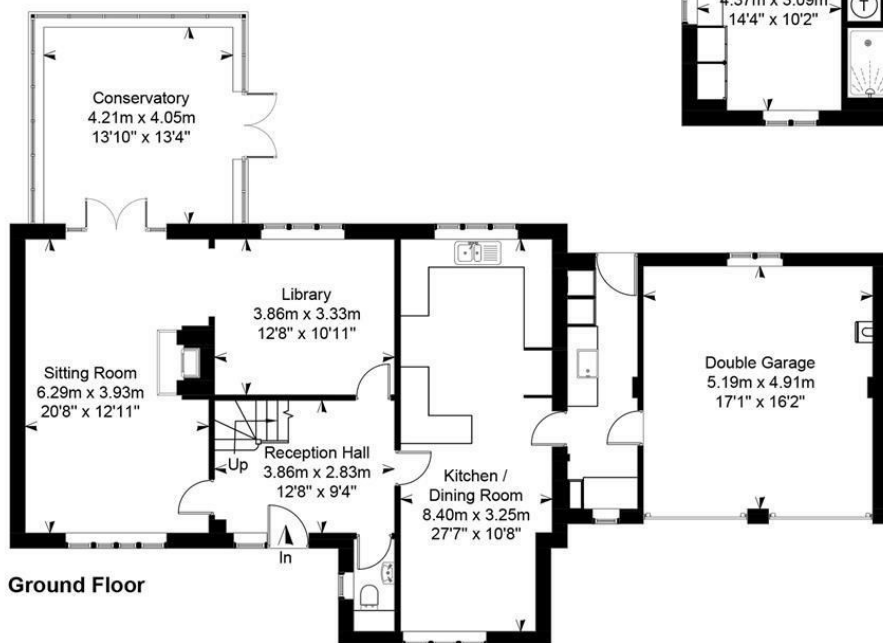
Total 245 sq metres / 2637 sq feet
(Includes Limited Use Area 10 sq metres / 107 sq feet)



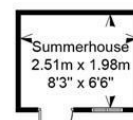
[] = Limited Use Area



First Floor



Ground Floor



Summerhouse
2.51m x 1.98m
8'3" x 6'6"

Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP3791

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

Stroud

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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
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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

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band G, £3,809.73. Ofcom Checker: Broadband, Standard 7 Mbps, Superfast 53 Mbps. Mobile, Inside - O2, EE, Vodafone Limited, Outside - all likely

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 Minchinhampton office
on 01453 886334