



11 Manor Gardens, Woodchester, Stroud, Gloucestershire, GL5 5PY
£499,950

PETER JOY
Sales & Lettings



11 Manor Gardens, Woodchester, Stroud, Gloucestershire, GL5 5PY

An immaculately presented three bedroom detached bungalow located in a gated cul de sac in popular Woodchester with a 16' sitting room, contemporary 16' kitchen/dining room, 16' garage, parking and gardens

ENTRANCE HALL, 16' SITTING ROOM WITH WOOD BURNING STOVE, 16' KITCHEN/DINING ROOM, 14' CONSERVATORY, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, ONE FURTHER DOUBLE BEDROOM, CHILDS BEDROOM/STUDY, FAMILY BATHROOM, GARDEN, GARAGE (CURRENTLY BEING USED AS A HOME OFFICE), PARKING AND GARDENS



Viewing by appointment only

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Description

Show home condition for this immaculate detached bungalow in popular Woodchester. The property is situated in Manor Gardens, a well regarded gated cul de sac, and this position allows for easy access to the shops and amenities of both Stroud and Nailsworth, with country walks on the doorstep and hundreds of acres of National Trust land just up the hill at Minchinhampton and Rodborough Commons. It is immediately clear that the the current owners have taken time and care to create a lovely, contemporary home, with high specification accommodation arranged over one floor.

This comprises an entrance hall, 16' sitting room with wood burning stove, 16' kitchen/dining room with stylish fittings, 14' conservatory, principal bedroom with en suite shower room, family bathroom, further double bedroom and a smaller room that would be ideal as a young child's bedroom or study. Tasteful decor complements the well considered living spaces, and the property benefits from custom made New England style blinds at the front.

Outside

There is a brick paved driveway providing off road parking for two vehicles leading to a single detached garage. The garage is currently being used as a home office but could easily be reinstated as a garage. The well manicured gardens are open plan to the front with lots of spring bulbs. There is a side pedestrian gate leading to the rear level garden with lawns, a paved seating area at the rear of plot, which is an ideal entertaining area. The garden enjoys privacy with a red brick wall and fencing forming the boundary.

Location

The popular village of Woodchester enjoys the benefits of a local post office, two pubs and a well regarded primary school. Woodchester lies equidistant between both Stroud and Nailsworth which benefits from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Bus services connect with Stroud, some two miles away where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (2 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and head out on the A46 in the direction of Stroud. After about two miles Manor Gardens can be found on the right-hand side. Number 11 is the first bungalow in on the left-hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (Three, O2 and Vodafone) although reception from EE may be limited inside the house.

Local Authority

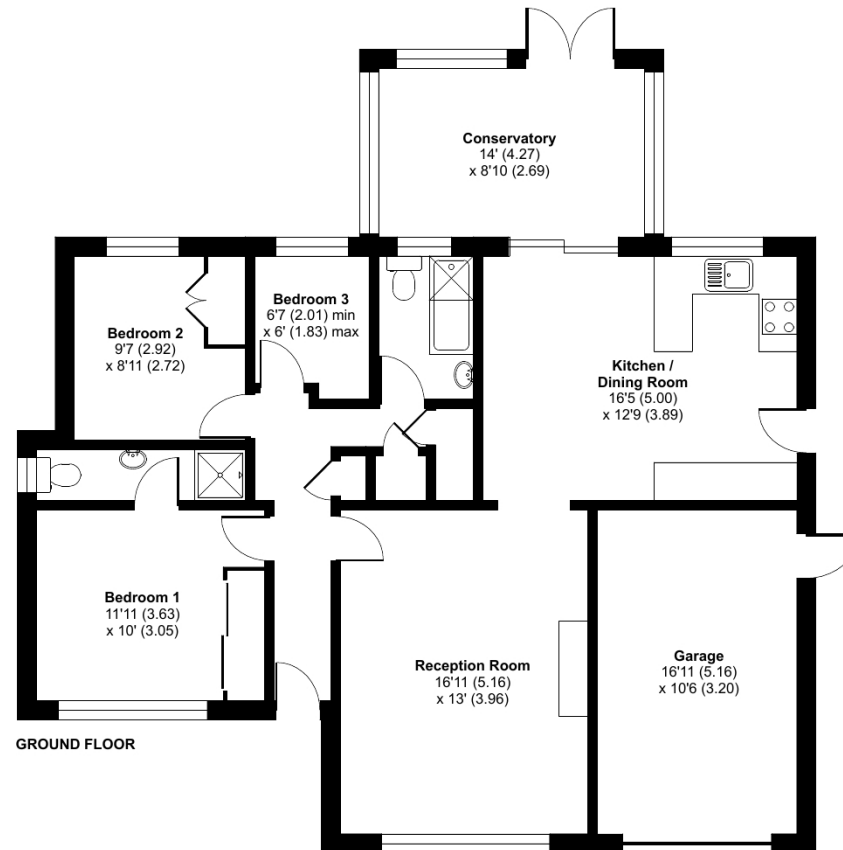
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Manor Gardens, Woodchester, Stroud, GL5

Approximate Area = 1203 sq ft / 111.7 sq m (includes garage)

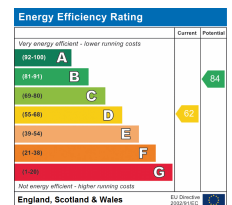
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 937118



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.