



3 The Hill, Randwick, Stroud, Gloucestershire, GL6 6JH
Guide Price £380,000

PETER JOY
Sales & Lettings



3 The Hill, Randwick, Stroud, Gloucestershire, GL6 6JH

A well presented three bedroom semi detached family home, located in a corner plot at the top of the popular village of Randwick. Planning permission has been granted for an extension to create an en-suite bathroom to the master bedroom, a fourth bedroom, new kitchen, downstairs WC and another reception room (planning ref number: S.23/0043/HHOLD)

ENTRANCE HALL, SITTING ROOM WITH WOOD BURNER, KITCHEN/DINING ROOM, CONSERVATORY, THREE BEDROOMS, FAMILY BATHROOM, LEVEL GARDEN, DRIVEWAY PARKING FOR TWO CARS, GAS CENTRAL HEATING AND DOUBLE GLAZED, SOUTH FACING VIEWS ACROSS THE ROOF TOPS, VILLAGE PUB, AMENITIES & LOVELY WALKS NEARBY.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A well presented three bedroom semi detached family home situated in a quiet cul-de-sac; The Hill at the top of Randwick three miles North West of Stroud. This location is well known for its friendly village community and allows for easy access to the shops, amenities and train station of Stroud with a village pub, school, church, playing field and country walks close by. The ground floor comprises spacious entrance hall with space for coats and shoe storage, access to the sitting room and kitchen/dining room and stairs up to the first floor. The sitting room has dual aspect double glazed windows, with one being a bay with window seat over looking the side garden. There is a modern feature wood burner, and stripped wooden floors. The kitchen/dining room is a good family space, with plenty of cabinet storage and worktop space, a walk in pantry/utility room, breakfast bar and then large dining area which has double doors out to the conservatory and an opening to the sitting room. On the first floor is a landing with eaves storage, double bedrooms one and two with built in storage, single bedroom three and a family bathroom. The bedrooms have views over the roof tops across the valley towards Selsley and Middledyad. AGENTS NOTE: The property comes with a local council covenant (section 157 of the housing act) that stipulates a buyer must have lived or worked in Gloucestershire for at least three years.

Outside

To the front is a gravelled driveway for two cars, with steps up to gated side access to the garden and path to front door. To the rear is a gravelled courtyard area with brick built storage shed, the main garden is to the side with level lawn area and gravelled seating area which is all boarded by mature trees and hedging offering privacy.

Location

Randwick benefits from sports fields, a playground, a well-established primary school, village hall, a local pub, a parish church and nearby walks. There is a revived annual Medieval festival celebrated in the Spring called Randwick Wap. Nearby Cashes Green has a couple of local convenience stores, hairdressers, two parks and takeaway food options. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road and take the second exit at the Cainscross roundabout. Turn right at the lights and proceed for approximately 1 mile through Cashes Green and Townsend. Pass the turning to Westrip and Ash Lane on your left and continue through the village towards the church on your right. Pass the turnings for The Lane and The Stocks and take the next right after The Vine Tree. The property can be found on the right in The Hill as indicated by our "For Sale" board.

Services

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

AGENTS NOTE: The property comes with a local council covenant (section 157 of the housing act) that stipulates a buyer must have lived or worked in Gloucestershire for at least three years.

Local Authority

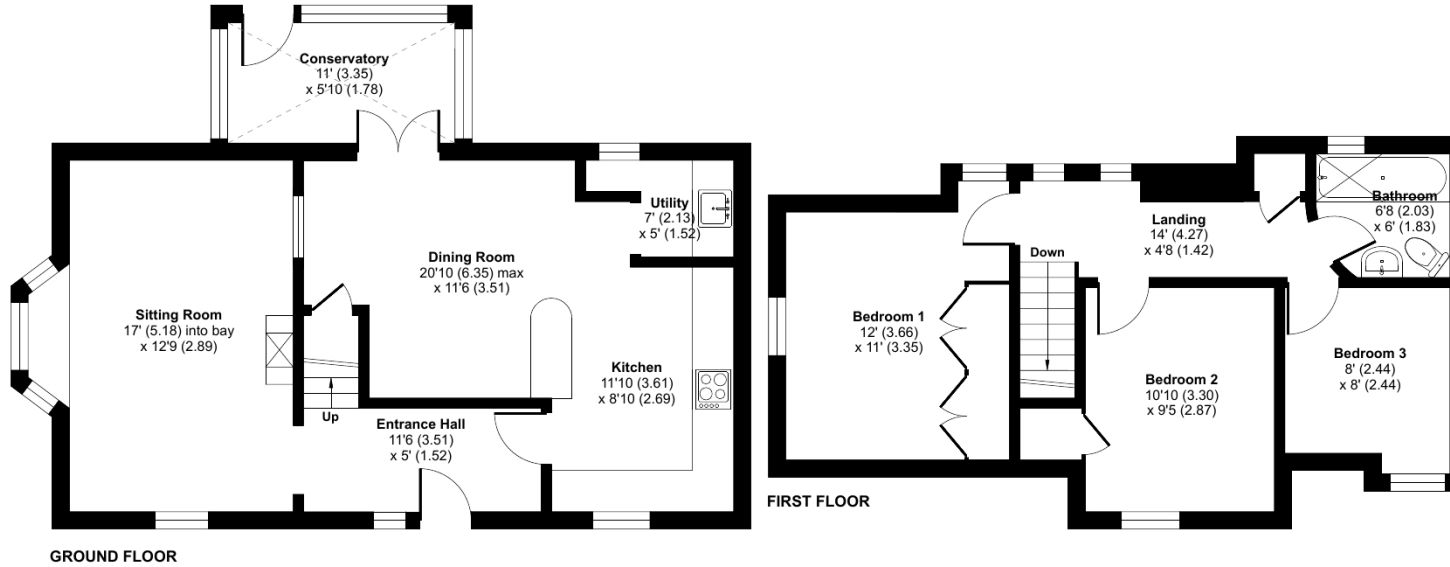
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



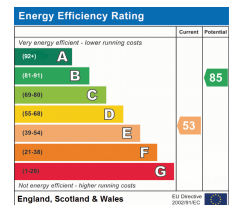
The Hill, Randwick, Stroud, GL6

Approximate Area = 1089 sq ft / 101.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1153214



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.