



10 Berrymore Road, North Woodchester, Stroud, Gloucestershire, GL5 5PG
£450,000

PETER JOY
Sales & Lettings



10 Berrymore Road, North Woodchester, Stroud, Gloucestershire, GL5 5PG

A beautifully kept extended semi detached house in a popular cul de sac close to the church and school in ever popular Woodchester Village with three/four bedrooms, two reception rooms, a bath and a shower room and gardens to the front and rear

ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, THREE BEDROOMS, STUDY/BEDROOM 4, BATH AND SHOWER ROOMS, GARDENS TO FRONT AND REAR.

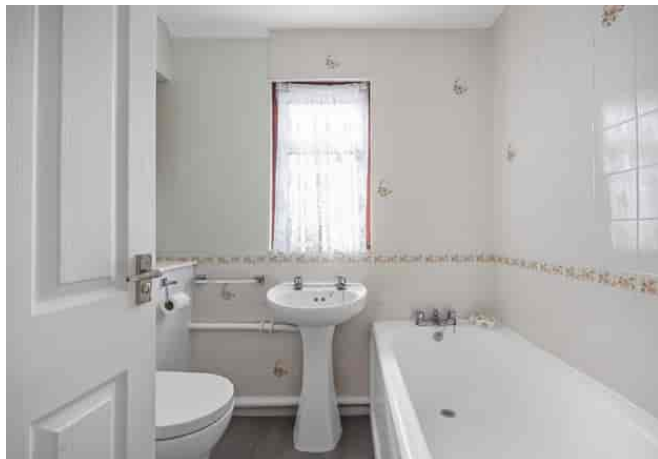
Viewing by appointment only

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Description

10 Berrymore Road is an extended semi detached house in a popular cul de sac close to the church in North Woodchester. This quiet location, well away from main road traffic, is very much part of the thriving village community and allows for easy access to a good pub, a well regarded primary school and post office/store, and some lovely country walks just along the lane. The property is built using traditional methods and has been a happy home for our client for 49 years. They have extended and improved the property over the years, and the resulting house is beautifully kept, with flexible accommodation arranged over two floors. The versatile layout means that the property could suit either a family or a retiring couple who still want plenty of living space. An entrance hall, sitting room with glazed doors that open on to the garden, kitchen with contemporary cabinets and connecting dining room, large utility room, shower room with modern fittings and a bedroom are on the ground floor. There is also a study, and this room could be used as a fourth bedroom if so required. A staircase leads up from the hall to the first floor, with two bedrooms and a bathroom on this level. The property is light and tastefully decorated, and the classically styled village church serves as attractive backdrop. A super house - viewing highly recommended.

Outside

The property benefits from gardens to the front and rear. The front garden is open plan and laid to lawn, with an attractive border stocked with a variety of shrubs edging this area. The current owners have created wide, easy stepped access down to the house on the drive. A prospective buyer may look to put this back to parking, and there is still room to pull in at the top. A gated side access leads around the side of the property to the rear garden. This private area is level and lawned, and enclosed with hedging, with a paved seating area directly behind the house by the sitting room. There is a gate at the rear with access out onto the green, and walking to the primary school couldn't be more convenient - there is a footpath just past the house that leads to the school gates.

Location

Woodchester is a pretty hillside village to the south of Stroud, close to Nailsworth. There is a good sense of community here, with a pub, primary school and village shop/post office. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four 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 (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From Nailsworth take the A46 towards Stroud and continue for approximately two miles. Turn left into Selsley Road and continue up the hill, passing the post office/store. Pass the turning for Church Lane on your right and continue up the hill with the bend. Take the next left into Church Road and pass the pub. Take the next left into Berrymore Road and follow the road in. The property can be found towards the bottom of the cul de sac on the right hand side.

Agents note

There are railings at the property within the hedge. This is the rear boundary and the railings are included in the Grade II Listed status of church.

Property information

The property is freehold. Council tax is Band C. All mains services are connected to the property, with gas fired central heating. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers.

Local Authority

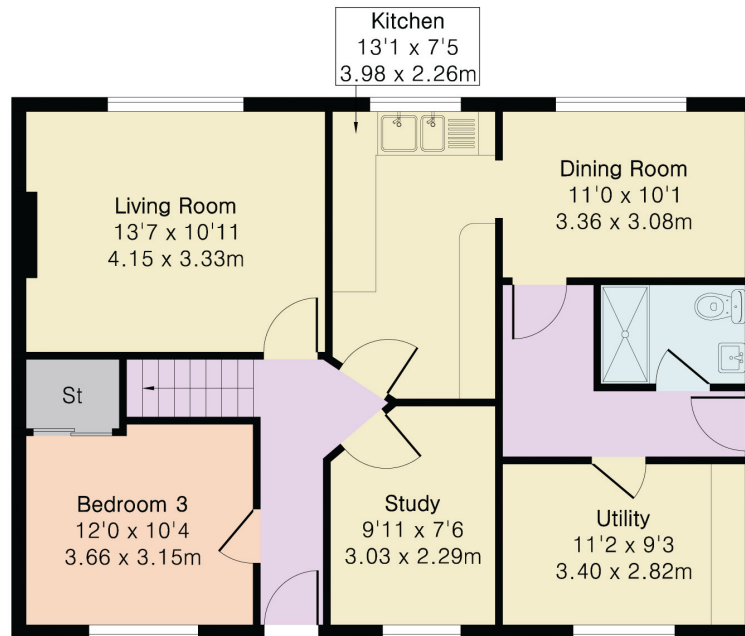
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



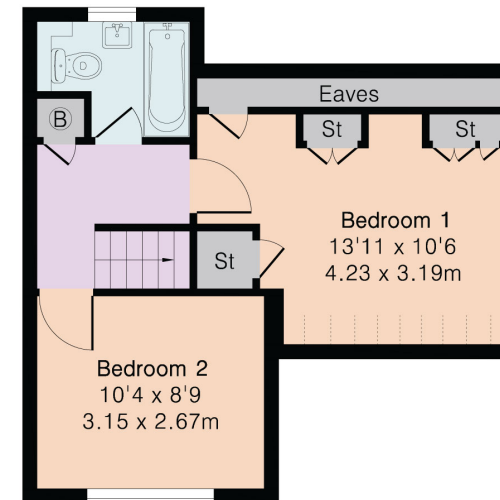
Approximate Gross Internal Area 1081 sq ft - 101 sq m

Ground Floor Area 763 sq ft – 71 sq m

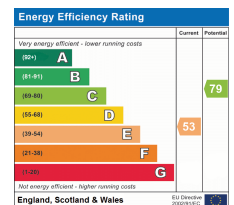
First Floor Area 318 sq ft – 30 sq m



Ground Floor



First Floor



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.