



Britain, Manor Drive, Woodchester, Stroud, Gloucestershire, GL5 5NU
Price Guide £675,000

PETER JOY
Sales & Lettings



Britain, Manor Drive, Woodchester, Stroud, Gloucestershire, GL5 5NU

A unique opportunity to purchase an older style detached house in need of renovation set well away from the road in the popular Woodchester area with three bedrooms, two reception rooms, garage, parking and gardens and grounds of approx. 0.45 acres

SUN LOUNGE/PORCH, ENTRANCE HALL, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, BATHROOM, 18' GARAGE, PARKING AND LARGE GARDEN THAT BORDERS FIELDS



Viewing by appointment only

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Description

Britain is an individual detached house situated at the top of a track in the popular Woodchester area. This location is set away from main road traffic and is surrounded by fields, whilst still being well placed for local amenities. Hundreds of acres of National Trust land are found up the hill at Minchinhampton and Rodborough commons, and Woodchester primary school, which received an 'outstanding' rating in the most recent Ofsted report, is 0.6 miles away. The property was built in 1933, with a rendered exterior and pitched tiled roof. It has been in the same ownership for many years, and is now in need of renovation, but offers prospective buyers the chance to create a special home to their own standard. The accommodation is arranged over two floors. A sun lounge/porch, entrance hall, two reception rooms and a kitchen are on the ground floor. A landing, bathroom, and three bedrooms are on the first floor. Most of the windows enjoy a pleasant outlook, and the property is offered to the market with no onward chain.

Outside

The property benefits from an attached 18' garage and parking found to the side of the house. Britain enjoys a large plot. The property is currently unregistered, so we are unsure of the exact size, but the garden is generous by any standard, predominately stretching out behind and to the side of the house and measures approx 0.45 acres. It borders fields, with a super outlook, with the famous stone folly at Amberley in clear view. There are mature trees dotted throughout the plot, and an old block built outbuilding. There is space here to extend the property, subject to planning permission, but the owner has asked us to point out that the local settlement boundary runs through the garden. They have taken advice from a local architect however, who apparently feels it may be possible to build a second dwelling if the planning application was based on the Paragraph 79/80 basis.

Location

Woodchester includes North and South Woodchester. There is a post office/store, a thriving pub, 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 pass the turning for Culver Hill on the right. After a short distance look out for a set of Stone pillars on your right, a little way before the turning to Manor Gardens. This is the track leading up to the property, and the property can be found at the top.

Agents note

The property is available chain free, but the sale is subject to a grant of probate.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full voice service from EE, O2, Vodafone and Three and a full data service with Vodafone, O2 and Three.

Local Authority

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



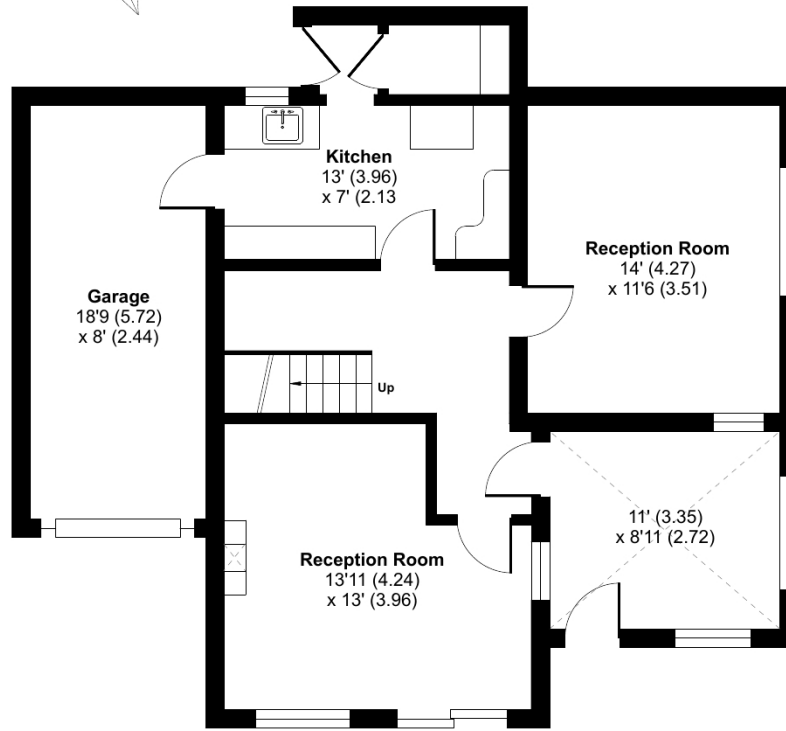
Manor Drive, Woodchester, Stroud, GL5

Approximate Area = 1232 sq ft / 114.4 sq m

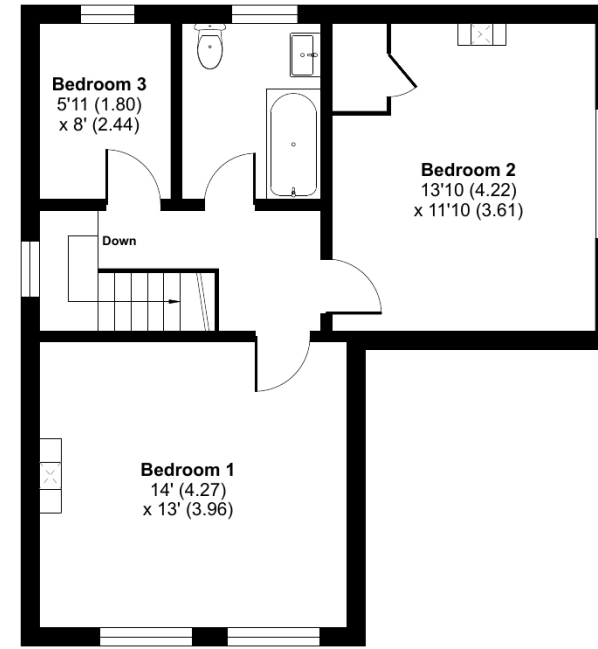
Garage = 151 sq ft / 14 sq m

Total = 1383 sq ft / 128.4 sq m

For identification only - Not to scale



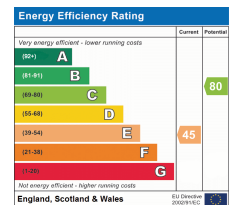
GROUND FLOOR



FIRST FLOOR



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: 1123989



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.