

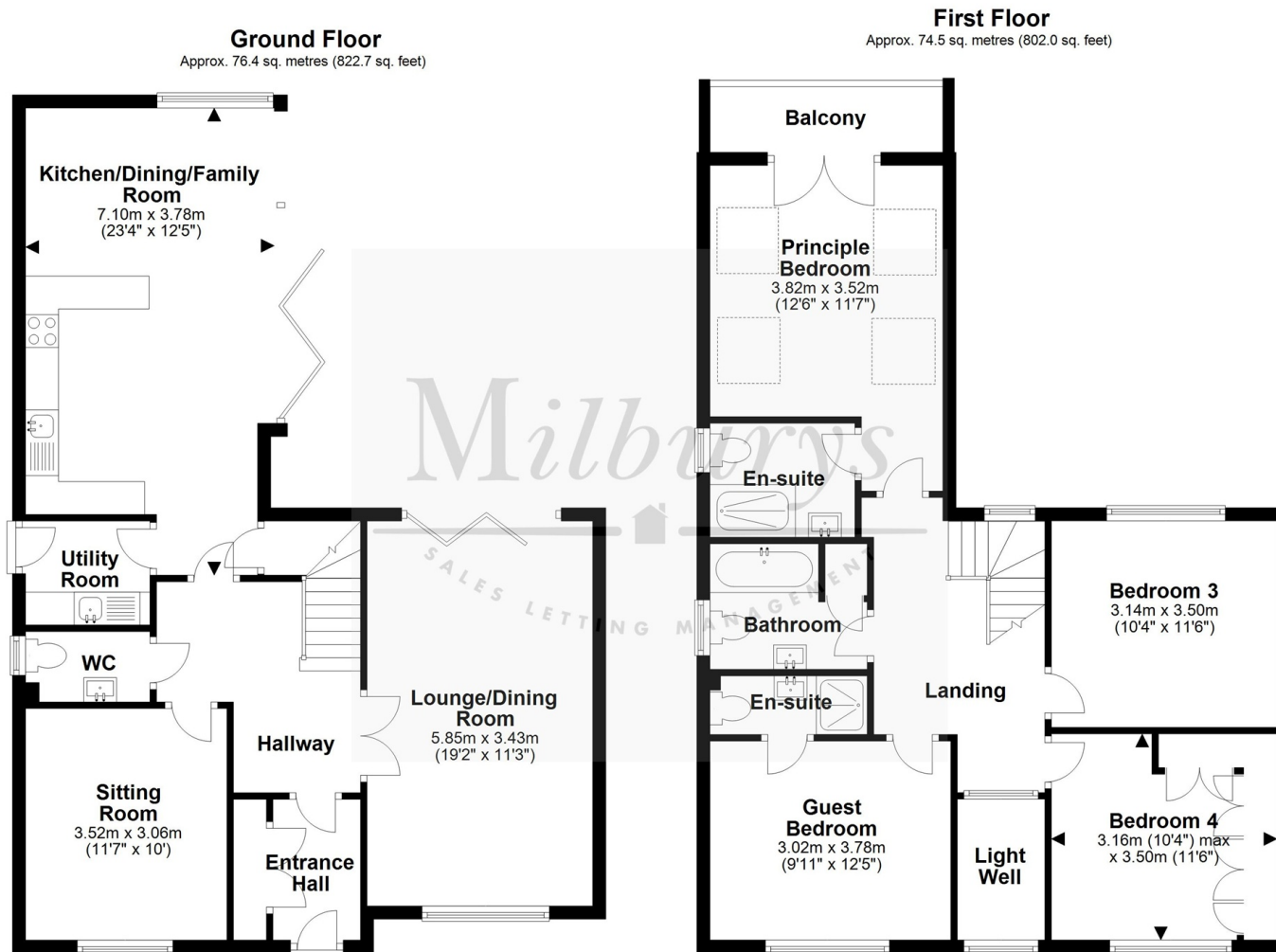


Milburys
SALES LETTING MANAGEMENT



3 Woodford Green, WoodfordBerkeley, GL13 9JQ

£615,000



For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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One of just six stunning properties on a very individual rural development just 2 miles from M5 Junction 12, a great connection for commuters or those looking for countryside living with local amenities. What a beautiful family home! A property presented to the highest standards both inside and out and with all required mod-cons. Crossing the threshold a welcoming entrance hall offers plenty of space and allows access to two reception rooms and the kitchen/dining/family room at the heart of the house with bi-fold doors allowing the outside in as well as separate utility/boot room to kick off your shoes following a muddy ramble. Upstairs there are four double bedrooms, the principle suite of particular note with its high vaulted ceiling and covered balcony - a perfect spot for a sunny view and a morning coffee! The second bedroom hosts another ensuite shower room and the third bedroom is beautifully fitted with bespoke wardrobes. Off-street parking and beautifully landscaped level gardens complete the package. A home 'better than new' ready to be taken on in new ownership and enjoyed for years to come and in a fantastic location close to the market town of Berkeley- what a find!

Situation

Situated to the north-east of the village of Stone, approximately 1.5 miles from junction 14 of the M5, ideal for commuting to Gloucester to the north and Bristol to the south. In the last Ofsted report (summer '09) the local primary school in Stone was rated 'Outstanding'. Secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general store and post office and Thornbury with its range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

Property Highlights, Accommodation & Services

- Detached Country Home, Immaculately Presented
- Unique Development Of Just Six Homes
- Dual Aspect Lounge/ Dining Room With Bi-Fold Doors
- Superb Fitted Kitchen/Dining Family Room Again With Bi-Fold Doors
- Separate Utility Room
- Four Double Bedrooms With Two En-suite Shower Rooms
- Lawned Rear Garden With Extensive Patio
- Off-Street Parking
- LPG Central Heating And UPVC Double Glazing
- Better Than New With Several High Quality Additions

Directions

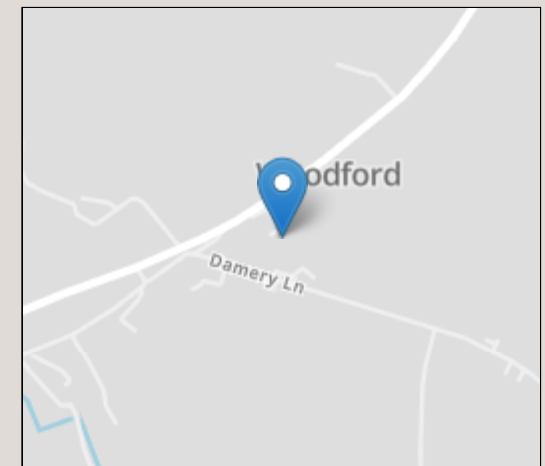
From J14 of the M5 take the A38 north. Pass through the village of Stone, on through the cutting and out the other side into Woodford, looking out for Woodford Green on your right hand side. As you turn in, No.3 will be facing you.

Local Authority & Council Tax - - Tax Band F

Tenure - Freehold

Additional Information - www.stroud.gov.uk

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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