



3 Pauls Rise, North Woodchester, Gloucestershire, GL5 5PN
£500,000

PETER JOY
Sales & Lettings



3 Pauls Rise, North Woodchester, Gloucestershire, GL5 5PN

A detached bungalow in a good position within this popular cul de sac at North Woodchester with three bedrooms, a superb garden room extension, a garage and parking and a lovely garden that borders the Nailsworth Stream (Lead photo from rear)

ENTRANCE HALL, CONNECTING SITTING AND DINING ROOMS, KITCHEN, 18' GARDEN ROOM, UTILITY ROOM, CLOAKROOM/W.C, THREE BEDROOMS, BATHROOM, INTEGRAL GARAGE, PARKING, GENEROUS REAR GARDEN THAT BORDERS THE NAILSWORTH STREAM



Viewing by appointment only

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Description

3 Pauls Rise is a well presented detached bungalow in a great position in this sought after cul de sac at popular Woodchester. This waterside location 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.

The property is built using traditional methods under a pitched tiled roof and has been cleverly extended, with accommodation arranged over one floor. The living area comprises an entrance hall, 14' sitting room, connecting dining room, kitchen, utility room and superb 18' garden room extension with glazed doors that open onto the garden. The inner hall leads around to three bedrooms, a bathroom, and a separate W.c. Prospective buyers will probably look to update the kitchen and bathroom to their own taste, and there is potential to create a statement kitchen/family room by combining the kitchen and garden room, subject to building regulation approval.

Outside

The interior is complemented by a 16' garage, a drive with parking for several vehicles and a lovely rear garden with steps that lead down to the stream below. The front garden is open plan, and is edged with well planted established borders, The garage is integral to the house, with an up and over door, power and light and a personal door that leads into the utility room. A side gate leads through to the rear, and majority of the garden is found here. This well planned, well kept space is larger than many gardens in the road, and is level, with a large paved area directly behind the house and a lawn beyond. This is edged with established borders, stocked with a variety of plants. There is a shed tucked away by the easterly side of the house, and another paved area at the rear of the plot. Steps lead down from this level area to the lower garden. This paved area borders the Nailsworth stream - a great place to sit and watch the water pass by.



Location

North Woodchester lies midway between Nailsworth and Stroud and has a local post office/shop providing everyday requirements together with a local pub, Church and well regarded primary school within walking distance. Nailsworth which is within two miles has become an increasingly popular shopping destination within the Stroud Valleys benefiting 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. 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. 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 this office turn left along the A46 and proceed in the direction of Stroud for approximately two miles, into Woodchester. Just prior to the turning to Selsley on the left, turn left into Pauls Rise. The property is then found on the left hand side.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property.

Council Tax

Band - E

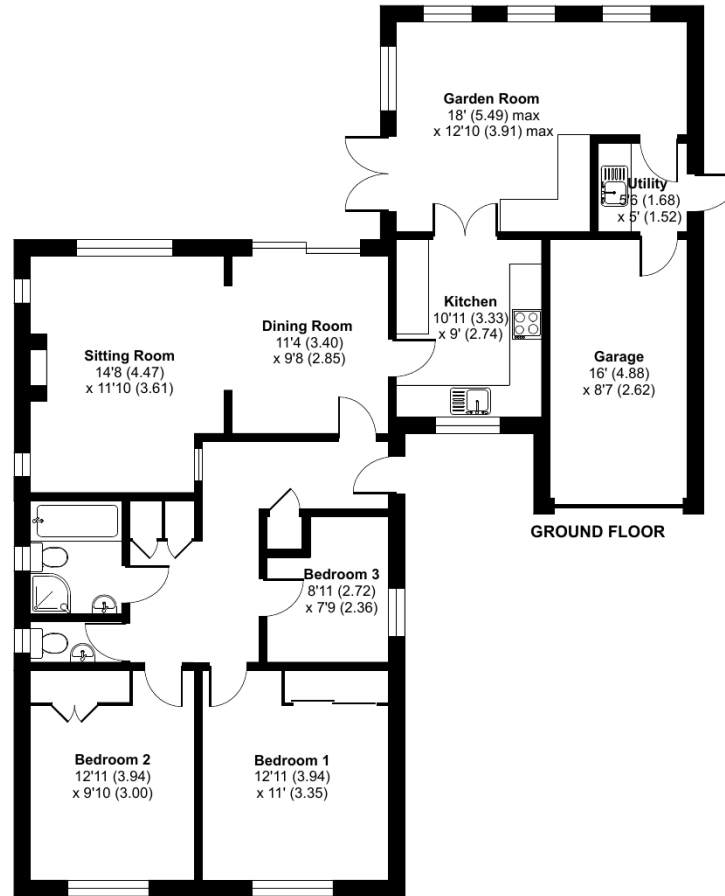
Local Authority

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



Pauls Rise, North Woodchester, Stroud, GL5

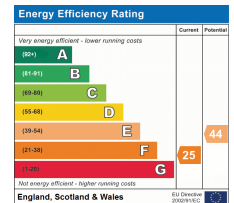
Approximate Area = 1199 sq ft / 111.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1335 sq ft / 126 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1082291



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.