



**Meadows House, Old Bristol Road, Woodford, Berkeley, Gloucestershire GL13 9JU**

**£750,000**



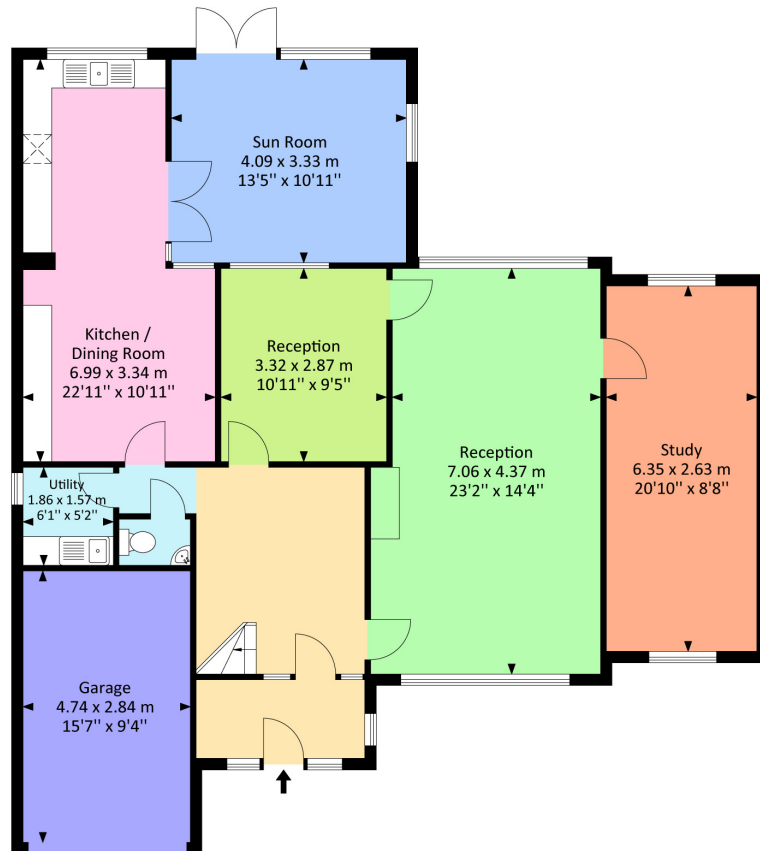
Meadows House, Woodford, Berkeley, GL139JU

Internal Area (Approx)

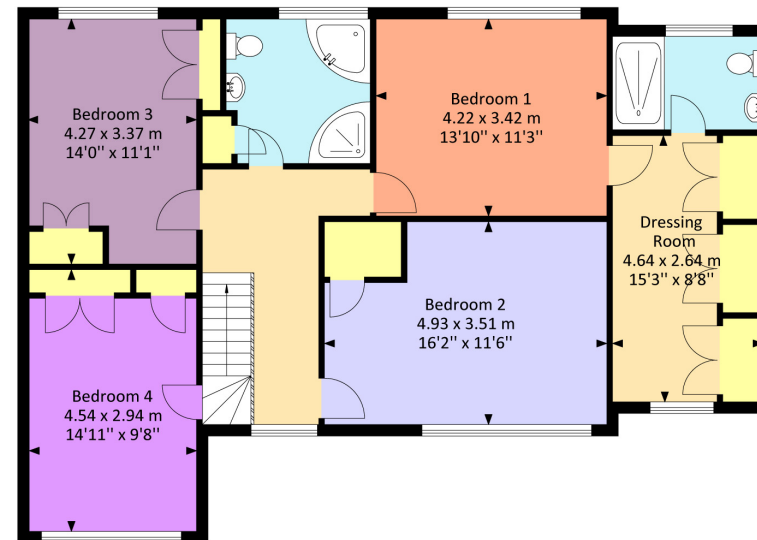
219.6 Sq.M / 2363.8 Sq.Ft

For identification only. Not to scale.

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Ground Floor



First Floor

# Meadows House, Old Bristol Road, Woodford, Berkeley, Gloucestershire GL13 9JU

This very impressive detached family home is a fantastic size for a growing family, offering light and space in abundance and all presented to a very high standard. Offering the perfect blend of a rural location and yet within easy reach of the M5 at junction 14, the towns of Thornbury and Berkeley are both accessible and for those with primary school children, Woodford & Stone Primary is a 10 minute walk. Extended by the current owners the accommodation now includes an exceptional principal bedroom suite, extended kitchen, sun room and that all important extra reception room. All the bedrooms are double with generous fitted wardrobes, and the family bathroom includes a separate shower cubicle. The ground floor has an enviable double aspect lounge with a multi-fuel stove and fantastic outlooks from the large picture windows. In addition is a separate dining room and playroom/study. The fitted kitchen has space for table and chairs, granite work tops bring an air of luxury and the sun room leads off, the perfect all year round room and direct access to the garden. Further benefits include a utility room, cloakroom, double glazing and oil central heating. Outside is equally impressive. A very smart tarmac driveway leads to the single garage and offers plenty of off-street parking, post and rail fencing adds to the kerb appeal. The rear garden is enclosed with an outlook across next doors large expanse of lawn and mature trees. The garden is a haven for budding gardening enthusiasts and those who enjoy productive fruit and vegetable growing and includes a greenhouse, garden shed and side pedestrian access. To see all that is on offer we would urge you to make your viewing request today!

## Situation

Woodford is 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. The local primary school is just five minutes along the road in Stone and 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 Berkeley with its historic Castle and amenities is 3.2 miles to the north. For a more comprehensive range of facilities including supermarkets, a pedestrianised High Street, restaurants and Leisure Centre/Golf Club is 4 miles to the south.

## Property Highlights, Accommodation & Services

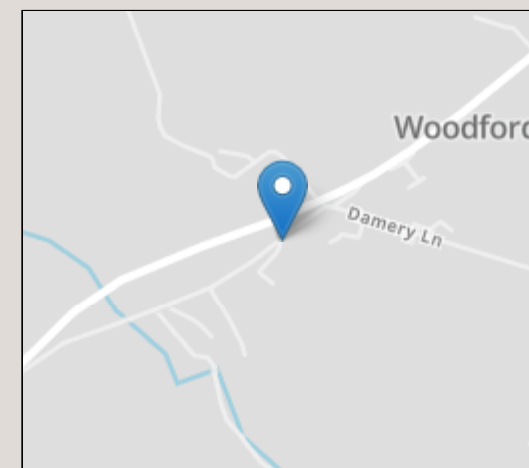
- An Exceptional Modern Family Home In a Very Convenient Location
- Easy Access to The M5/Junction 14, Country Walks From The Doorstep
- Light And Space In Abundance, Countryside Views
- Dual Aspect Lounge With Wood-Burner, Separate Dining Room, Playroom/Study And Sun Room
- Fitted Kitchen/Breakfast Room With Outlook Across The Garden, Separate Utility And Cloakroom
- Principle Bedroom With Spacious Dressing Room And En-Suite
- Three Further Double Bedrooms With Fitted Wardrobes, Family Bathroom With Separate Shower Cubicle
- Beautifully Kept Gardens With Productive Vegetable And Fruit Areas
- Single Garage, Off-Street Parking
- Double Glazing and Oil Central Heating

## Directions

From Thornbury head north on the A38 passing through the villages of Falfield and Stone. As you approach the centre of Woodford you will see a right hand turn signposted Huntingford and Damery. Turn right here and Meadows House is directly opposite.

## Local Authority & Council Tax - Stroud District Council - Tax Band E

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC











