



18 Pauls Rise, North Woodchester, Gloucestershire, GL5 5PN  
£475,000

**PETER JOY**  
Sales & Lettings





## 18 Pauls Rise, North Woodchester, Gloucestershire, GL5 5PN

A rarely available detached bungalow tucked away in a sought-after cul-de-sac, offering four bedrooms, two bathrooms, a detached double garage and garden

ENTRANCE HALL, 26' SITTING/DINING ROOM, KITCHEN, SUN ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATHROOM, GARDEN, DOUBLE GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



## Description

Set in the heart of the sought after parish of North Woodchester, this detached four bedroom bungalow offers space, versatility and a wonderful opportunity to create a stylish home in a highly desirable location. Just a short stroll from the village Post Office/general store, Primary School and regular bus routes, it is perfectly placed for both families and those looking for the ease of single level living. Owned by the same family since 1992, the property now awaits a new chapter. With its generous proportions, private gardens and double garage, it provides the ideal canvas for updating into a fresh, contemporary home.

The property opens into an entrance hall with a cloakroom, leading through to a spacious sitting/dining room. This welcoming living space features a large picture window framing views towards Rooksgrove, a characterful brick open fireplace, and an open archway to the dining area, where French doors spill out onto the garden. Many buyers will see the potential to combine this space with the kitchen to create a light filled, open plan heart of the home. The kitchen itself is a good size, fitted with ample cupboards and appliances, and a rear door leads through to a bright sunroom with French doors opening onto the garden a lovely spot to enjoy the afternoon sun. All bedrooms are neatly arranged off the right hand hallway. The principal bedroom is particularly appealing, with dual aspect windows, mirrored wardrobes, and its own en-suite. The three further bedrooms all feature built-in storage and are served by a family bathroom.



## Outside

The property is approached via a driveway providing parking for two to three vehicles and leading to a detached double garage (with one electric door, power, lighting and side access). Gardens wrap around the bungalow, offering privacy and seclusion with lawned areas and mature hedging. From here, there are charming views towards Kingscourt and Rodborough Common, while a sheltered patio off the dining room makes the perfect setting for alfresco entertaining.

## Location

The popular village of Woodchester enjoys the benefits of a local post office, two pubs 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, head left on the A46 towards Stroud. After approximately two miles, turn left into Pauls Rise. Continue up into the estate bearing left, where number 18 will be found on the right hand side as you approach the cul-de-sac.

## Property information

The property is freehold. Gas warm air central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from EE and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

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



## 18 Pauls Rise, GL5 5PN

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft  
Garage = 30.0 sq m / 323 sq ft  
Total = 158.4 sq m / 1705 sq ft

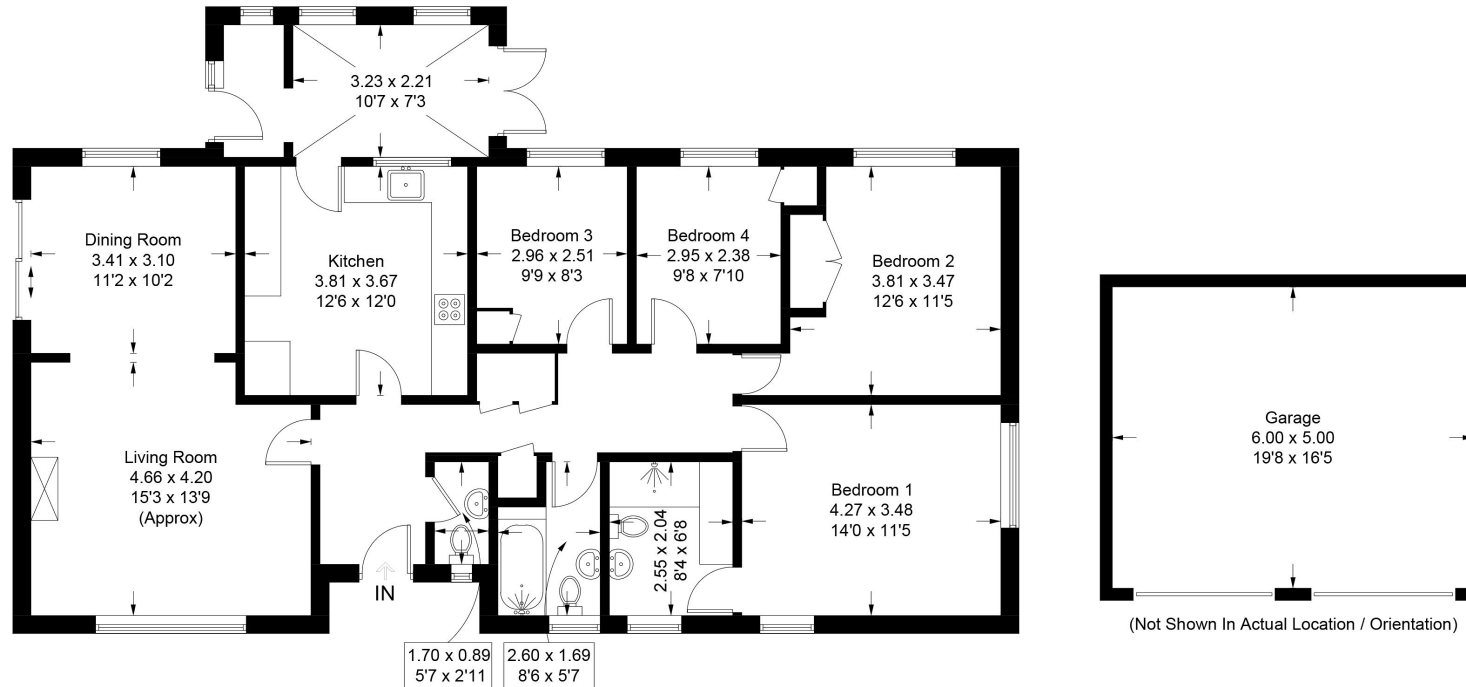
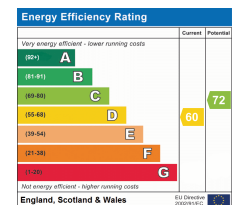


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235573)



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.