



16 Pauls Rise, North Woodchester, Gloucestershire, GL5 5PN
£490,000

PETER JOY
Sales & Lettings



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

A detached family house in a good location within in a popular cul de sac in the parish of Woodchester with four bedrooms, garden and double garage offered to the market with no onward chain

ENTRANCE HALL, CLOAKROOM/WC, 21' SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, FOUR BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM, ESTABLISHED GARDEN, DETACHED DOUBLE GARAGE AND PARKING



Viewing by appointment only

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Description

16 Pauls Rise is a spacious detached property in a sought-after cul-de-sac in a good location at popular North Woodchester. This position 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 with well planned accommodation arranged over two floors. The house is now in need of a little updating and offers huge potential for a buyer to make into their own.

A porch, cloakroom/WC, kitchen, utility room, 14' dining room and 21' sitting room are on the ground floor. The two reception rooms benefit from glazed doors that open onto the pretty rear garden, and some buyers may look to create a large kitchen/family room by combining the kitchen and dining rooms (subject to building regulations consent and advice). A landing, principal bedroom with shower room, family bathroom and three further bedrooms are above, on the first floor.

Outside

The property enjoys a corner plot with a level private rear garden, with a detached garage with up and over doors and off-road parking to the front. The front garden is level, and laid to lawn, with mature shrubs, with the drive intersecting this space. This is double width, with the double garage beyond. The garage has two up and over doors, and a pedestrian door to the rear. The majority of the garden is at the rear of the property. There is a gated access at the side, with a paved area to the immediate rear of the house. Glazed doors open from the sitting and dining rooms to this area, connecting the inside with the outside. There is a lawn beyond the paved area, and this is edged with well planted borders, stocked with a variety of established plants.

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, and continue up this road. Continue up, and the property can be found on the right, towards the top of the cul de sac.

Tenure

Freehold

Services

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

Council Tax

Band - E

Local Authority

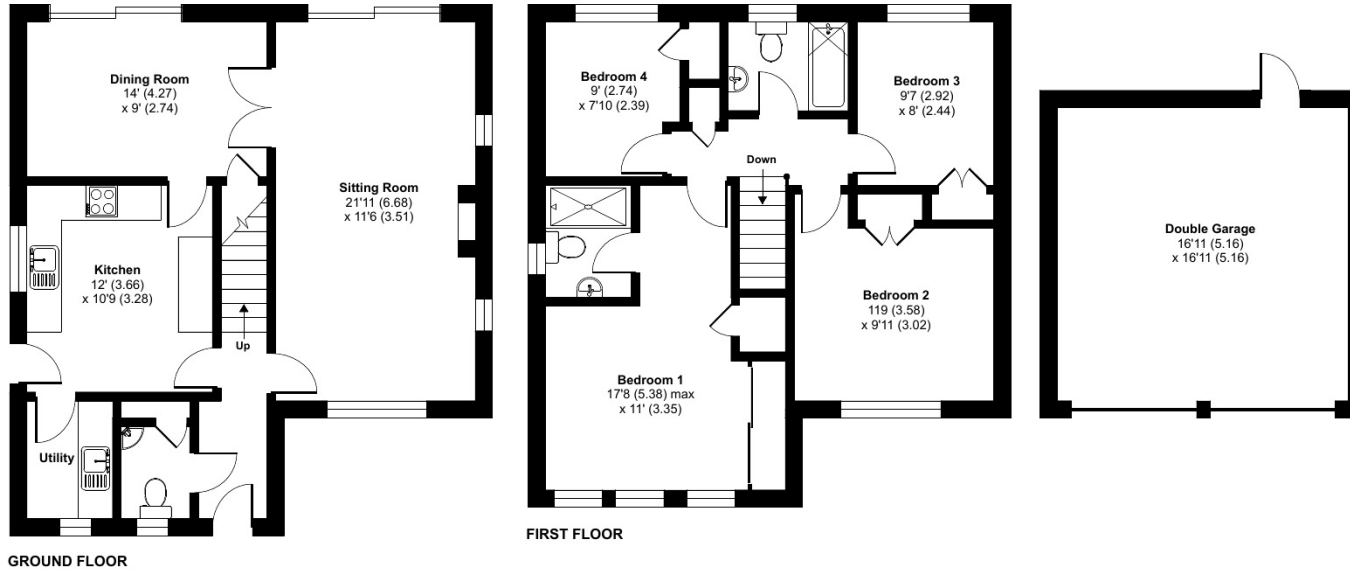
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



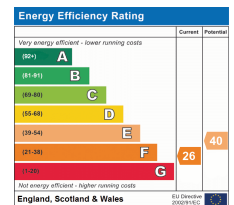
Pauls Rise, GL5

Approximate Area = 1319 sq ft / 122.5 sq m
 Garage = 289 sq ft / 26.8 sq m
 Total = 1608 sq ft / 149.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1051704



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.