

WOODLANDS RANDWICK



WHITAKER
SEAGER



WOODLANDS, ASH LANE, RANDWICK, STROUD, GL6 6EX

A DETACHED 3 BEDROOM BUNGALOW SET IN 0.28 ACRES, OFFERING GREAT POTENTIAL AND ELEVATED VIEWS.

The property

Tucked away in the pretty Cotswold village of Randwick, enjoying elevated views lies this detached 3 bedroom bungalow. Set in a generous plot measuring just under 1/3 of an acre and in need of modernisation, the property provides an exciting blank canvass for any buyer wishing to modernise or further develop (subject to PP) their own home. From the main entrance a door opens to an inner hall off which can be found a cloakroom and access is gained to a sociable family kitchen. The kitchen is fitted with a range of wall and base units and provides room for dining, the kitchen then leads to a further hall of which doors radiate to the bedrooms and living space. The sitting

room is flooded with light enjoying an outlook and patio doors opening to the garden. Adjoining the third bedroom is a conservatory which allows year round enjoyment of the garden and setting. A further two bedrooms similarly overlook the garden. All rooms are served by a family shower bathroom. In November 2003 planning permission was approved for a single storey extension, loft conversion and repositioning of the garage ref: 03/1850. Please see Stroud District Councils website.





Offers in excess of
£400,000

- *Entrance Hall/Cloakroom*
 - *Kitchen/Dining Room*
 - *Conservatory*
 - *Sitting Room*
 - *3 Bedrooms*
 - *Shower Room*
 - *Gardens and Views*
 - *Parking and Detached Garage*
 - *Total plot 0.28 acres*
 - *Great Potential*
-

WITHIN EASY REACH...

Stroud - 2.3 miles

Gloucester - 10.8 miles

Cirencester - 15 miles

Cheltenham - 16.7 miles

Bristol - 31 miles

Outside

Set in a total plot of 0.28 acres. A gated driveway leading to a detached garage provides parking for several vehicles. Gardens surround the house and whilst enjoying some maturity offer further potential for the keen gardener. Laid to lawn and bounded by hedging and walling, a raised patio area extends beyond the sitting room. Viewers are advised not to walk on the decking due to concerns about its stability.

Situation

Randwick is a pretty Cotswold village, positioned in a designated Area of Outstanding Natural Beauty on the edge of the Cotswold Escarpment enjoying the most wonderful panoramic views across the Stroud valleys. Facilities within the village include a Church of England primary school, The Vine Tree public house, a thriving village hall and church. More extensive shopping opportunities, further educational options and leisure facilities can be found in nearby Stroud, including a main line railway station providing a direct line to London (Paddington). within 90 minutes. The nearest motorway junction is J13 of the M5.



Woodlands

Approximate Gross Internal Area
 102.4 sq m / 1102 sq ft
 Garage = 20 sq m / 215 sq ft
 Total = 122.4 sq m / 1317 sq ft

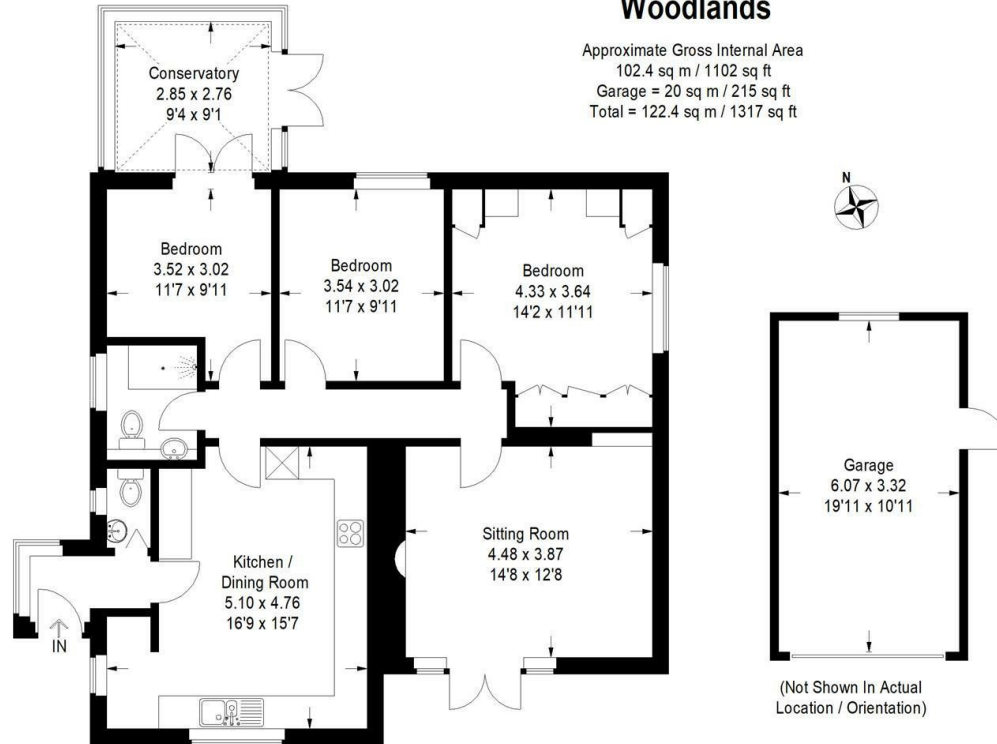



Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2020 (ID 707531)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Useful Information

Tenure: Freehold

Postcode: GL6 6EX

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

