

PRIORY LODGE

WOODCHESTER



Priory Lodge, Bath Road, Woodchester, Stroud, Gloucestershire, GL5 5NA

THIS MOST ATTRACTIVE DETACHED PERIOD LODGE IS PERFECT FOR UPGRADING AND MODERNISING AND BENEFITING FROM APPROXIMATELY THREE QUARTER ACRE GARDENS BORDERING THE RIVER FROME.

Entrance Hall, Sitting room, fitted Kitchen, Dining room, 2 Bedrooms, Bathroom, separate Shower room, adjoining store/workshop with loft room over, large gardens, outside wc and ample parking.

GUIDE PRICE £425,000

DESCRIPTION

Situated on the fringe of the picturesque village of Woodchester, this charming detached house on Bath Road is a gem waiting to be discovered. Boasting two reception rooms, two bedrooms, and two bathrooms, this property offers a cosy yet spacious living space spanning 1,098 sq ft.

Entrance to the Lodge from the front elevation is at first floor level whilst the rear elevation is from the ground floor. Accommodation comprises a fitted kitchen and dining room with access out to the gardens on the ground floor, sitting room and bathroom to the first floor and two bedrooms with a shower room on the second floor. Adjoining the Lodge is a good size two storey outhouse (suitable for further conversion subject to the necessary planning consents) currently comprising a utility space with ladder access to a loft area. There is also a separate gardener's wc.

Step outside into the large level gardens that border the tranquil river Frome, providing a serene backdrop for outdoor relaxation and entertaining. The potential of this property is immense, offering a blank canvas for those with a vision to create their dream home.

One of the standout features of this property is its enchanting Gothic style windows, adding character and allure to the facade. With parking space for up to three vehicles, convenience is at the forefront of this home.

Whether you're looking for a renovation project or simply seeking a home to make your own, this property on Bath Road presents a unique opportunity to make your own mark. Don't miss out on the chance to own a piece of history with endless possibilities.

DIRECTIONS

Priory lodge is most easily found by leaving Stroud on the A46 in the Nailsworth direction. It is about 1.5 miles from the centre of Stroud and can be found on the right hand side shortly after the Aldi supermarket. The entrance to the parking area is immediately after the property.

LOCATION

One of Priory Lodge's key attributes is its location. Within easy reach of the market towns of Stroud, Nailsworth and Minchinhampton, the village of Woodchester has a thriving sense of community, popular village school and even has its own vineyard. Nailsworth is within 5 minutes drive and offers a busy market town with a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well as a large Waitrose and three other supermarkets, multiplex cinema, provincial theatre and 2 grammar schools. The surrounding countryside is a great source of walks and a convenient cycle track runs between Nailsworth and Stroud. There are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses within 3 miles at Minchinhampton.

The property is well-located for transport links with the M4 and M5 easily accessible and a train services from Stroud Station into London Paddington, scheduled from 90 minutes.

TENURE EPC

Freehold
EER: Current 42 / Potential 82

SERVICES

Gas and Electricity are connected to the property. Gas central heating. Spring Water and mains drainage. Stroud District Council tax band D - £2,172.78. Ofcom checker: Broadband - standard 7 Mbps superfast 60 Mbps, Mobile phone networks - Three, O2, Vodafone, EE

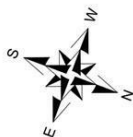
Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

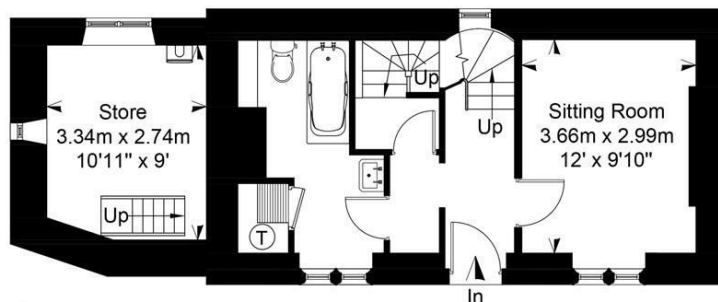
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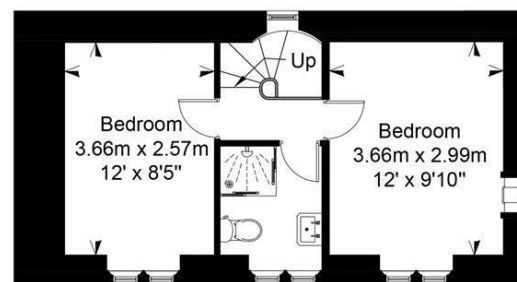


Priory Lodge, Woodchester, Gloucestershire

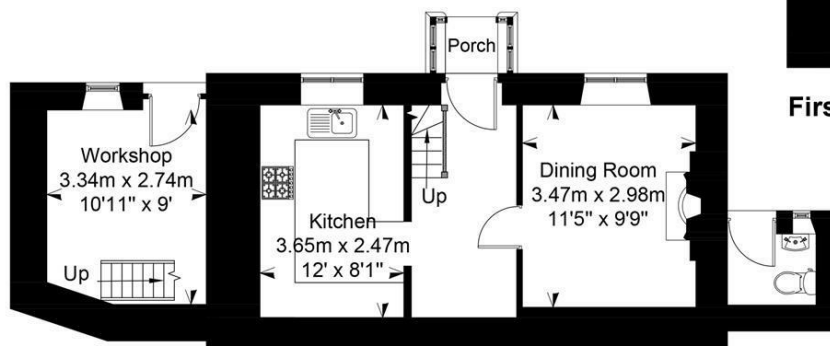
| | Approximate IPMS2 Floor Area |
|------------------|-------------------------------------|
| House | 84 sq metres / 904 sq feet |
| Workshop / Store | 18 sq metres / 194 sq feet |
| Total | 102 sq metres / 1098 sq feet |



Ground Floor



First Floor



Lower Ground Floor

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Job No SP3520
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



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