



The Lane, Randwick
Stroud, Gloucestershire, GL6



Beyond your expectations

A pretty village cottage with elevated views

Hamptons International

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EPC:E | Sitting Room | Kitchen | Bathroom | 3 Bedrooms | Garden

Offers in excess of £225,000 Freehold

Description

A traditional cottage occupying a pretty position close to the heart of the village, enjoying rural views across adjoining countryside. Accommodation is arranged across two floors. On the ground floor cottage kitchen with Aga and room to dine leads to a bright Sitting Room, whilst a rear door offers external access. A spiral staircase from the kitchen leads to a landing area which is currently used as a study where access to the main bedroom, bathroom and interconnecting rooms are found. As clearly shown on the floor plan, the accommodation on the first floor could be adapted to suit ones requirements. Property Ref: STR160263

Outside

A paved terrace extends to the front of the cottage, however the majority of garden is positioned to the rear. Steps lead up from the rear of the cottage to a level area of garden, laid to lawn and interspersed with fruit trees and a raised flower border. The gardens offer a prime position to take in the glorious view and boast a southerly aspect.

Location

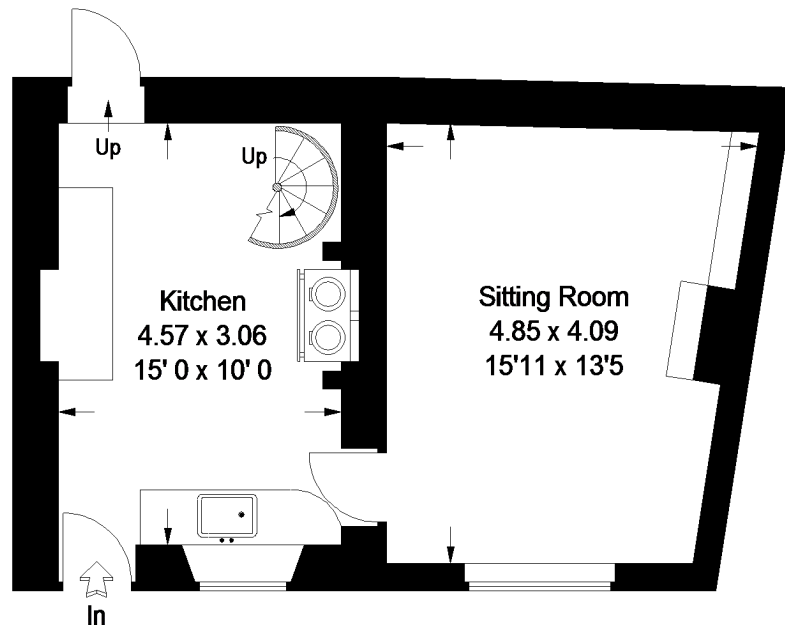
Randwick is a charming village setting in a designated Area of Outstanding Natural Beauty on the edge of the Cotswold Escarpment enjoying spectacular panoramic views across the Stroud valleys. It benefits from a Church of England primary school, The Vine Tree public house, a thriving village hall and church. Extensive shopping, further educational options and leisure facilities can also

be found in Stroud (2.6 miles), including a main line railway station connecting with London (Paddington). The nearest motorway junction is J13 of the M5.

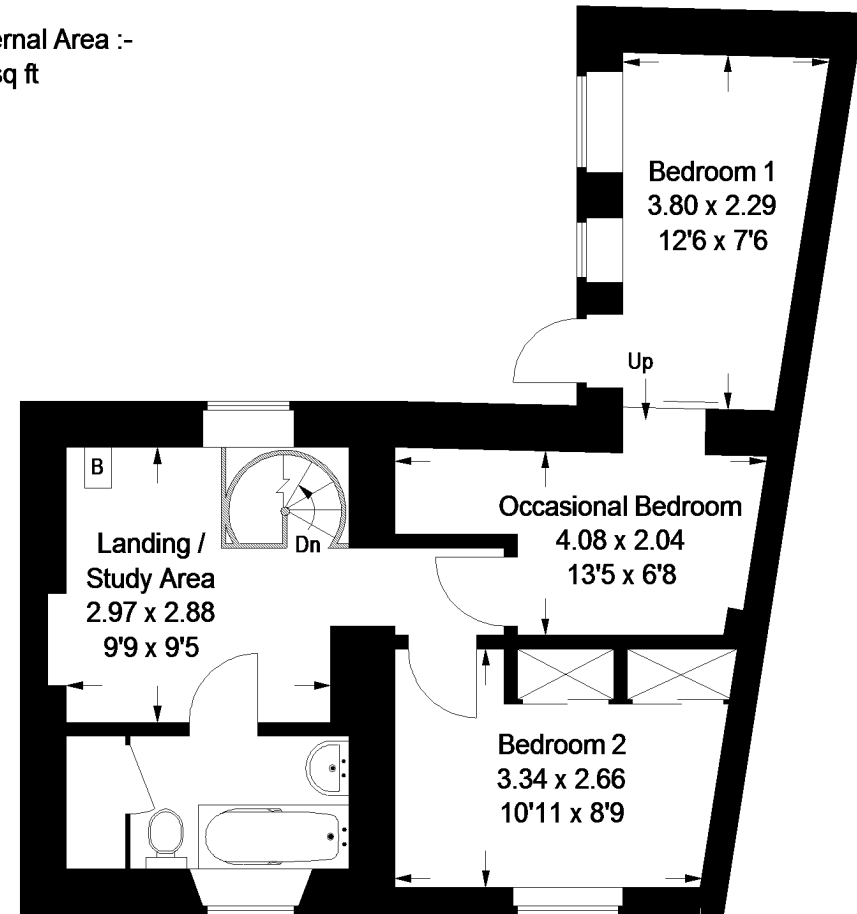


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area :-
76 sq m / 818 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2010 01483755510 Ref 71693

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

