



SawyerS
Sales & Lettings

The Court, Townsend, Randwick,
Stroud, Gloucestershire, GL6 6EU
Price £345,000 Offers Invited

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Cotswold stone character cottage nestling in a delightful elevated valley location, enjoying picturesque countryside views from its garden. Three bedrooms, generous living room, kitchen/dining room with impressive `Inglenook fireplace`. Modern additions complement the character features. No Chain.

Sawyers Estate Agents are delighted to bring to the market this charming Cotswold stone end terraced cottage set within this pretty elevated position within Townsend, in Randwick. The much-loved cottage offers well-proportioned accommodation briefly consisting, kitchen/dining room, living room, three bedrooms and bathroom. Modern additions complement the character features which include exposed timbers and stone work, `Inglenook` style fireplace and custom fittings. Benefits include double glazed windows and gas central heating. The level garden is of particular note enjoying picturesque views across towards Stroud and the surrounding valleys. There is no private off road parking with the cottage, however on road parking is readily available nearby. No Chain. EPC: D.

Amenities: Townsend/Randwick is a pretty Cotswold village, positioned in a designated Area of Outstanding Natural Beauty on the edge of the Cotswold Escarpment. Facilities within the village include a Church of England primary school (rated Outstanding by Ofsted in 2014), The Vine Tree and The Carpenters Arms public houses, a thriving village hall and church.

Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance

Entrance Porch

Glazed French style doors to front, windows to each side, light, timber door leading to the kitchen/dining room.

Kitchen/dining Room 5.12m (16'10") x 3.51m (11'6")

Double glazed window to front, double glazed window to rear with window seat, range of matching wall and base units complemented with roll edged work surfaces, sink unit with separate drainer and mixer tap, tiled splash back, fitted gas hob with electric oven under and filter hood over. Space and plumbing for washing machine and space for fridge/freezer. Exposed timber beams, exposed Cotswold stone walling, impressive Inglenook fireplace with wood burner and decorative bread oven, radiator and exposed timber floor.

Bedroom Two 4.6m (15'1") Max x 2.79m (9'2")

Double glazed window to front, exposed timber beams and Cotswold stone walling. Radiator.

Bedroom Three 4.5m (14'9") x 2.3m (7'7")

Double glazed window to rear, exposed timber beam and Cotswold stone walling. Radiator.

Sitting Room 5.21m (17'1") x 4.62m (15'2")

Double glazed windows to front, side and rear. Exposed timber beams, wall light points, three radiators and television points.

Landing

Access to loft, doors to bedroom one and bathroom.

Bedroom One 3.63m (11'11") x 3.55m (11'8")

Double glazed window to front, exposed Cotswold Stone and radiator.

Bathroom

Double glazed window to rear. Suite consisting bath shower over, low level WC and pedestal wash hand basin. Tiled splash backs. Exposed Cotswold stone, airing cupboard housing the `Worcester Bosch` combination boiler. Radiator,

Outside

Front

Gates access. Path to front, mature shrub borders and access to garden. There is no private off road parking with the cottage, however on road parking is readily available nearby.

Side

Level cottage style garden being mainly laid to lawn with mature flower, shrub and small tree borders, space for summer house and compost area. Lovely views across Stroud and the surrounding valleys.

Agents Note

Please note that the neighbouring property has a pedestrian right of way around the property.

Selling Agent

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Local Authority

Stroud District Council - Band C

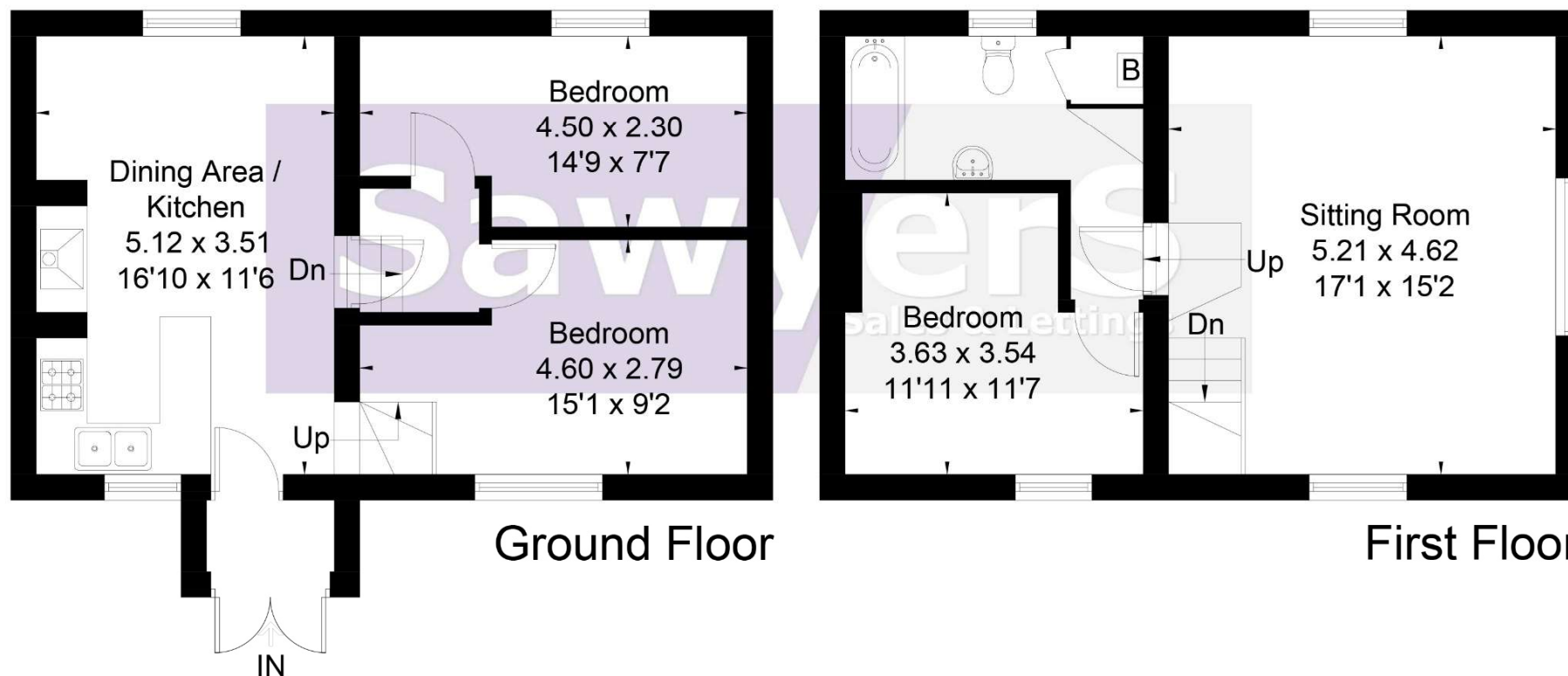
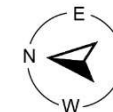
Directions

For SAT NAV use: GL6 6EU

From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricon House on your left hand side, follow the road right to join Cashes Green Road. Continue over the next two mini roundabouts, past the Cashes Green school on your right, up the hill bearing left up Blenheim Pitch. Continue ahead into Townsend, Randwick Towards the top, the property will be found on your right, set down a pathway. The property is clearly identified by our `For Sale` board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

Approximate Floor Area = 87.7 sq m / 944 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71987

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

