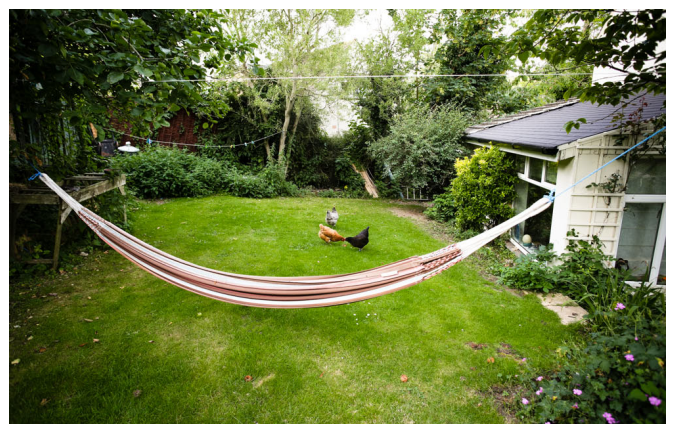


**3 Berrymore Road, North Woodchester**  
Gloucestershire, GL5 5PG



Three bedroom Semi-detached house | Conservatory  
Living room with feature fireplace | Cottage Garden  
Off road parking | EPC E

**Guide price £360,000**



# 3 Berrymore Road, North Woodchester

## Gloucestershire, GL5 5PG



3 Bedrooms



1 Bathroom



3 Receptions

Located in a tucked away private position in the much sought after area of North Woodchester and within easy walking distance to the local primary school, stands this three bedroom property offering a good size garden and views.

Entrance is through an entrance porch/boot room. Following through the sitting room is spacious with doors leading out to the front garden and there is a feature stone fire place with open fire. Double doors lead into a good size conservatory with views out to the rear garden.

The kitchen is light and looks out to the front garden with plenty of storage and room for a breakfast table. Leading off there is a family room/study and a utility area.

Following upstairs there are three bedrooms with beautiful views out and the family bathroom has been recently updated with a contemporary style bath and separate shower. To the outside the garden is well established and

enjoys beautiful views over to Amberley. There is also off road parking for one car.

### Amenities

The village of Woodchester is a picturesque Cotswold village located in an elevated position on the slopes of Woodchester Valley between Stroud and Nailsworth. The local amenities offered by Woodchester include a Primary School (rated by OFSTED as Outstanding), two Public Houses, Village Shop with a Post Office and Parish Church. Country walks are close at hand at Selsley Common, Woodchester Park and the surrounding area.

The nearby market town of Nailsworth is just a short drive away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival.





A few miles away, Stroud offers a number of large supermarkets as well as its renowned Saturday Farmers' Market in the centre, high street shops, banks and individual boutiques. There is a cinema and ten pin bowling as well as leisure centre. Stroud offers several good secondary schools including a boys and a girls grammar school.

The area offers convenient road links to all main cities, with Bristol, Bath and Swindon all being easily commutable. Stroud's mainline train station is approximately 3 miles away and offers an 80 minute (approx.) rail journey to Paddington.

### **Directions**

From our office in Nailsworth take the A46 towards Stroud. After approx. 2 miles turn left into Selsley road signposted North Woodchester. Follow the road up the hill and take the third turning on the left into Church Road - signposted to The Royal Oak. Take the first turning on the left into Berrymore Road where the property can be found on the left hand side.

### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

### **Local Authority**

Stroud District Council

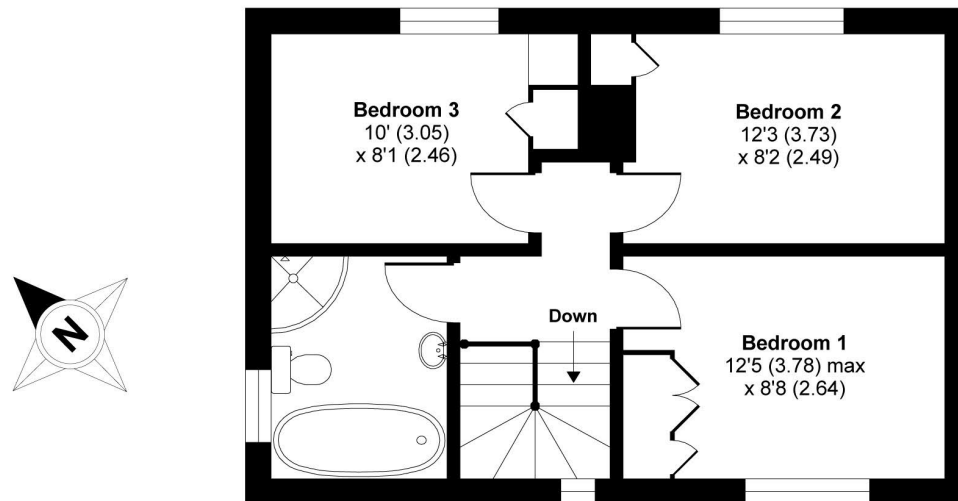
Ref: NAI/25694



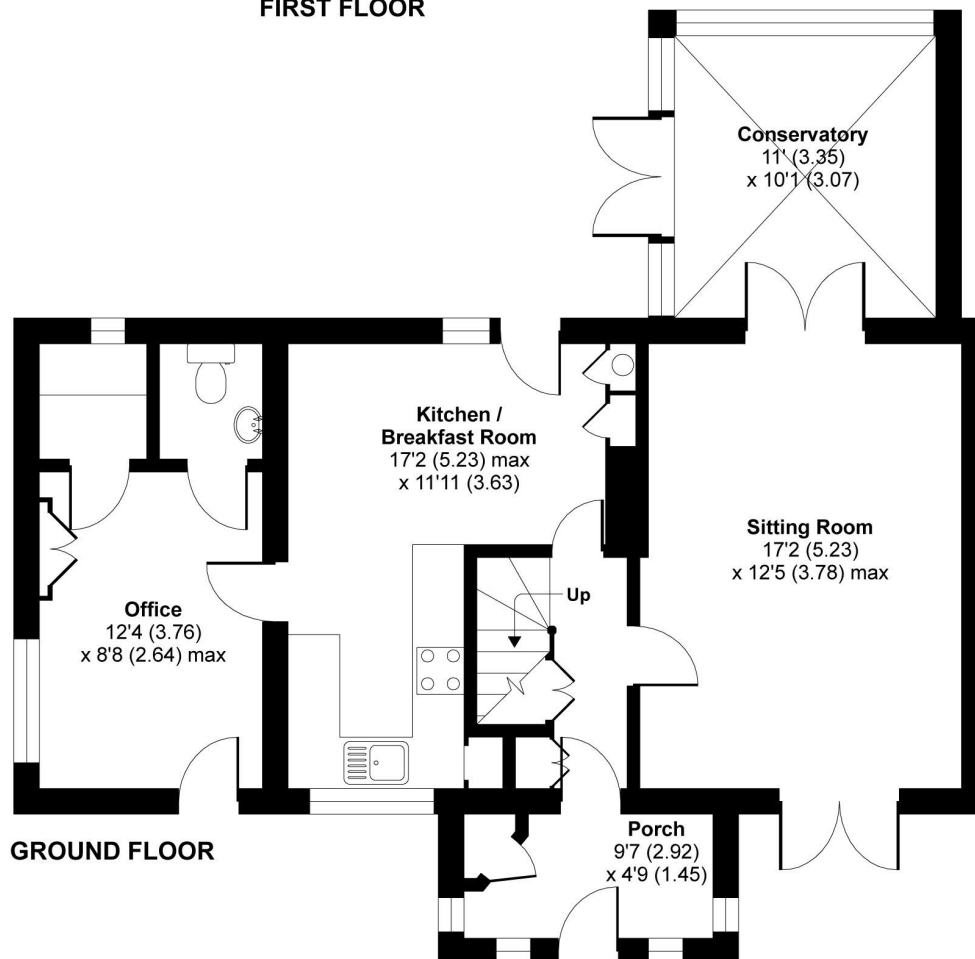


# Berrymore Road, GL5

APPROX. GROSS INTERNAL FLOOR AREA 1254 SQ FT 116.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 209345

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: nailsworth@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.