



High Street, South Woodchester
Stroud, Gloucestershire, GL5



Beyond your expectations

A delightful 2 bedroom cottage in village setting

Hamptons International

52-53 London Road, Stroud, Glos, GL5 2AD

Sales. 01453 751666

stroud@hamptons-int.com

www.hamptons.co.uk

Sitting Room | Kitchen | 2 Bedrooms | Bath & Shower Room | Outbuilding with Cloakroom | Garden

Asking Price £249,000 Freehold

Description

Tucked away in a village setting within striking distance of the local shop, public houses, 'The Convent', chic hotel and music venue, and primary school lies this Grade II listed terraced Cotswold stone period residence. The property offers an array of character features including a lovely stone fireplace with wood-burning stove, window seats and areas of exposed stone. Situated over two levels, the ground floor accommodation consists of a 17' sitting room with Cotswold stone fireplace, a fitted kitchen with exposed stonework and beams believed to date back to the 17th century. Doors to the rear open to the outbuilding, housing useful utility and cloakroom, and lead to both gardens and a gated side access. On the first floor you will find the dual aspect master bedroom and second double bedroom, both serviced by a bath and shower room. Property Ref: STR160117

Outside

The partially cobbled front garden is raised above street level and provides a seating area and borders. To the rear of the property are enclosed gardens, with steps leading up to two terraces along with a useful shed, and gated side access that leads out onto Bospin Lane.

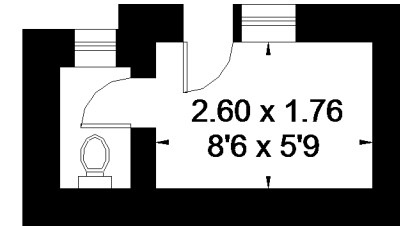
Location

South Woodchester is a picturesque Cotswold village located in an elevated position on the slopes of the Woodchester Valley between Stroud & Nailsworth.

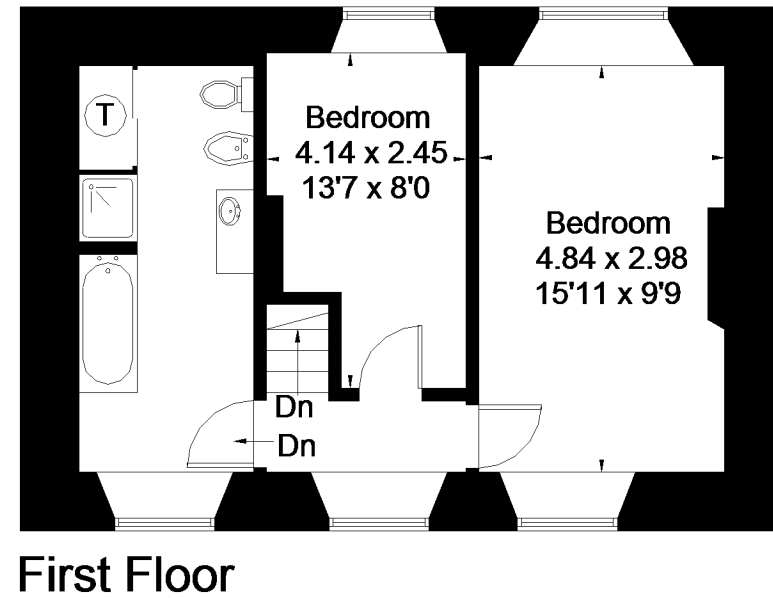
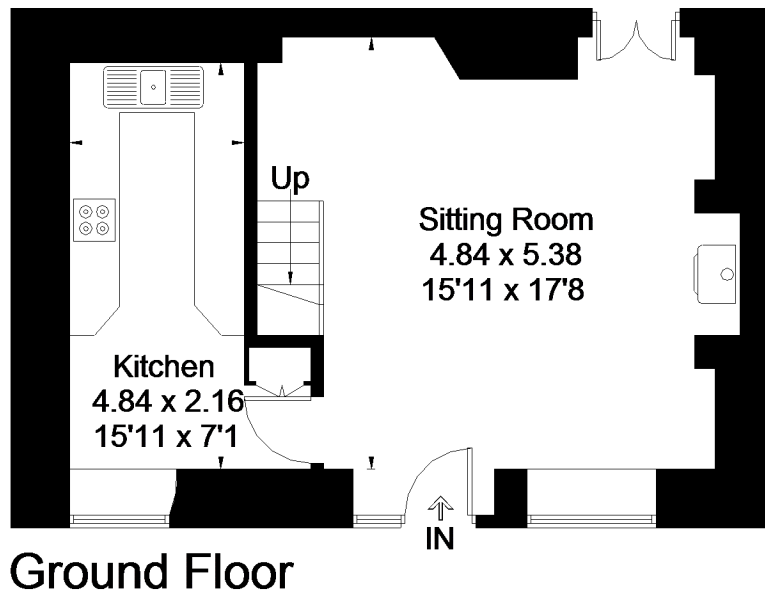
Local amenities offered by Woodchester include Primary School, 2 Public Houses, Post Office and Parish Church. Country walks are close at hand at Selsley Common, Woodchester Park (National Trust) and in the surrounding area, and a bicycle path (former railway line) passes through the village. Stroud & Nailsworth are both within approx. 2 miles and offer comprehensive shopping facilities, further educational opportunities and a wide variety of services. There is a main line railway station at Stroud with a direct link to London (Paddington).



Approximate Gross Internal Area
House = 79 sq m / 850 sq ft
Outbuilding = 6.2 sq m / 67 sq ft



(Not Shown In Actual
Location/ Orientation)



FLOORPLANZ © 2016 0845 6344080 Ref: 164057

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.

