



Walking Stick Cottage, Station Road, Woodchester, Gloucestershire, GL5 5EQ  
£480,000



## Walking Stick Cottage, Station Road, Woodchester, GL5 5EQ

A 'chocolate box' Grade II listed Cotswold stone cottage in popular Woodchester with character features, parking and a garden bordering the Nailsworth Stream, in a location close to the cycle trail and village amenities

ENTRANCE LOBBY, SITTING ROOM, DINING AREA, KITCHEN, THREE BEDROOMS, BATHROOM AND ENCLOSED GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



### Description

Walking Stick Cottage is a pretty, detached Grade II listed Cotswold stone cottage dating back to the 17th Century, with character features throughout, located on the edge of the well-regarded village of South Woodchester. The cottage is also within walking distance of North Woodchester, where there is a shop, good primary school and pub. Hundreds of acres of common land can be found just up the hill at Minchinhampton and the property sits right on the Nailsworth to Stonehouse cycle trail.

The cottage has mullion windows and is built from Cotswold stone using traditional methods and arranged over three floors. There is a wealth of character features, including exposed Cotswold stone, beams and a lovely inglenook fireplace. On the ground floor there is a useful entrance lobby with a vaulted ceiling and plumbing for a washing machine, a charming sitting room with wood burning stove opening into a dining area and a pretty cottage kitchen, also with an unusual vaulted ceiling. A spiral staircase leads to the first floor, where there is a landing, a principal bedroom with dual aspect, exposed stone walls and built-in wardrobe and a lovely family bathroom. On the floor above there are two further bedrooms, both with exposed Cotswold stone walls. From the 1840s onwards, the Stroud Valleys were a hub for the manufacture of walking and umbrella sticks and the property got its unusual name from its role in that industry. Walking Stick Cottage was once the office for the mill beside it - which made walking sticks - and still has the large old safe, in the wall by the fireplace, where the wages were kept.

### Outside

The property has use of two parking spaces and a very pretty enclosed garden bordering the Nailsworth Stream. There is a delightful raised seating area right next to the stream, overlooking the mill and trees, which is a lovely spot for afternoon coffee or a glass of wine. The cottage is well positioned for access to village amenities, with bus stops giving access to both Stroud and Nailsworth and good countryside walks in all directions.



### Location

Woodchester is a pretty Hillside village to the South of Stroud, close to Nailsworth. There is a good sense of community here, with a pub, primary school and village shop/post office. Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

### Directions

From Nailsworth take the A46 in the direction of Stroud and after approx. two miles turn left into Station Road signposted South Woodchester. Take the first turning on the right along a private driveway and follow this over the stream where the parking for Walking Stick Cottage can be found straight ahead of you.

### Agents note

The photographs featured were taken at a previous time and accordingly some of the furniture may be positioned differently.

### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

The council tax banding is D.

### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Denotes restricted head height

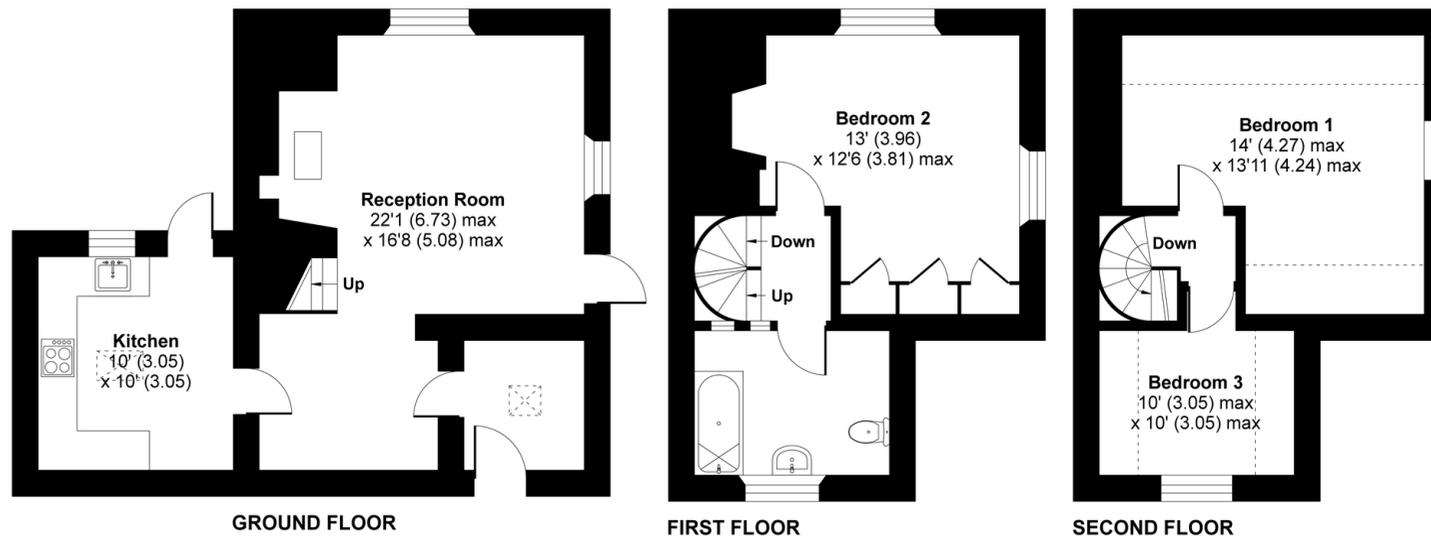
## Woodchester, Stroud, GL5

Approximate Area = 1019 sq ft / 94.7 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Peter Joy Estate Agents. REF: 780167

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.