



Elfwood House, Selsley Road, North Woodchester, Stroud, GL5 5NN
Price guide £625,000



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A spacious five bedroom detached single storey cottage, tucked away on the outskirts of sought after North Woodchester. Enjoying a secluded setting with excellent parking, a large private garden on all four sides and a detached cabin

ENTRANCE HALL, KITCHEN/DINING/LIVING ROOM, FIVE BEDROOMS, TWO BATHROOMS, STUDIO/RECEPTION ROOM, SEPARATE CABIN WITH KITCHEN, LIVING ROOM, BEDROOM AND SHOWER ROOM, GARDENS AND PARKING



Viewing by appointment only

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Description

Elfwood House is a hidden gem, discreetly tucked away from roads and nestled in woodland, offering wonderful views of mature trees and the surrounding valley. Originally built in 1927 and thoughtfully extended in 2008, this charming single-storey Cotswold stone cottage effortlessly blends period character with modern family living.

The accommodation is well laid out across one level. You enter through a welcoming porch into a spacious entrance hall, which leads to the main living and bedroom spaces. To the right hand side of the property is a fantastic, vaulted kitchen/living room, complete with a corner log burning stove, making it the heart of the home and a perfect space for entertaining or relaxing with family. To the left, you'll find five bedrooms, including three generous doubles and two singles. Two bathrooms are conveniently located in the centre of the house, one of which has a separate door leading directly into Bedroom 1, effectively making it an en-suite. An extension off the living room provides an additional space with a connecting door, ideal for use as a studio apartment with its own entrance and with the potential for a shower room and kitchen, or as a further reception/family room. This room needs completing. A real highlight of the property is the detached cabin, built in 2013 with consultation from Stroud's planning department. Designed as a garden office, therapy rooms and home gym, it is highly insulated, soundproofed, and fitted with modern infrared panel heaters, a WC, a separate electrical supply, shared water, and dedicated broadband. The cabin also has its own gated access, courtyard style garden, and space for parking.

Outside

The secluded gardens wrap around the property, offering level lawns, woodland areas, and plenty of scope for wildlife watching; roe and muntjac deer, buzzards, woodpeckers, owls, bats, and badgers are regularly seen. There is a well built chicken coop with a secure run and free range access into the woods, along with several fruit trees and productive raised vegetable beds, equipped with an electric slug repellent and automatic watering system. Practical features include ample off road parking to the front, an electric vehicle charging point, and a gated pedestrian access leading directly to the local cycle track, providing quick, car free access to Stroud, Dudbridge, and Nailsworth. Additionally, for the last 17 years, the property has enclosed, and had informal use of, the neighbouring woodland which is owned by the business opposite.

Location

North Woodchester lies midway between Nailsworth and Stroud and has a local post office/shop providing everyday requirements together with a local pub, Church and well regarded primary school within walking distance. Nailsworth which is within two miles has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. A wider range of facilities are available in nearby Stroud approximately two miles distant to include an excellent range of state and private schools, restaurants and public houses, an award winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles) Cirencester (15 miles) and Bristol (20 miles) and respectively Junction 13 (M5 motorway) is also within easy driving distance.

Directions

From Nailsworth, take the A46 towards Stroud. After approximately two miles, turn left onto Selsley Hill. Opposite the sofa shop where the hill begins to rise, you'll see an office block on your right. Turn right beside it and drive through the car park. Elfwood House is located at the very end on the left hand side.

Agents note

While the cabin was built with planning advice but without formal planning permission, no objections were raised, and after ten years, it is now regarded as permitted development. Some areas of the main house would benefit from finishing touches, offering a fantastic opportunity for a buyer to put their own stamp on this special home.

Property information

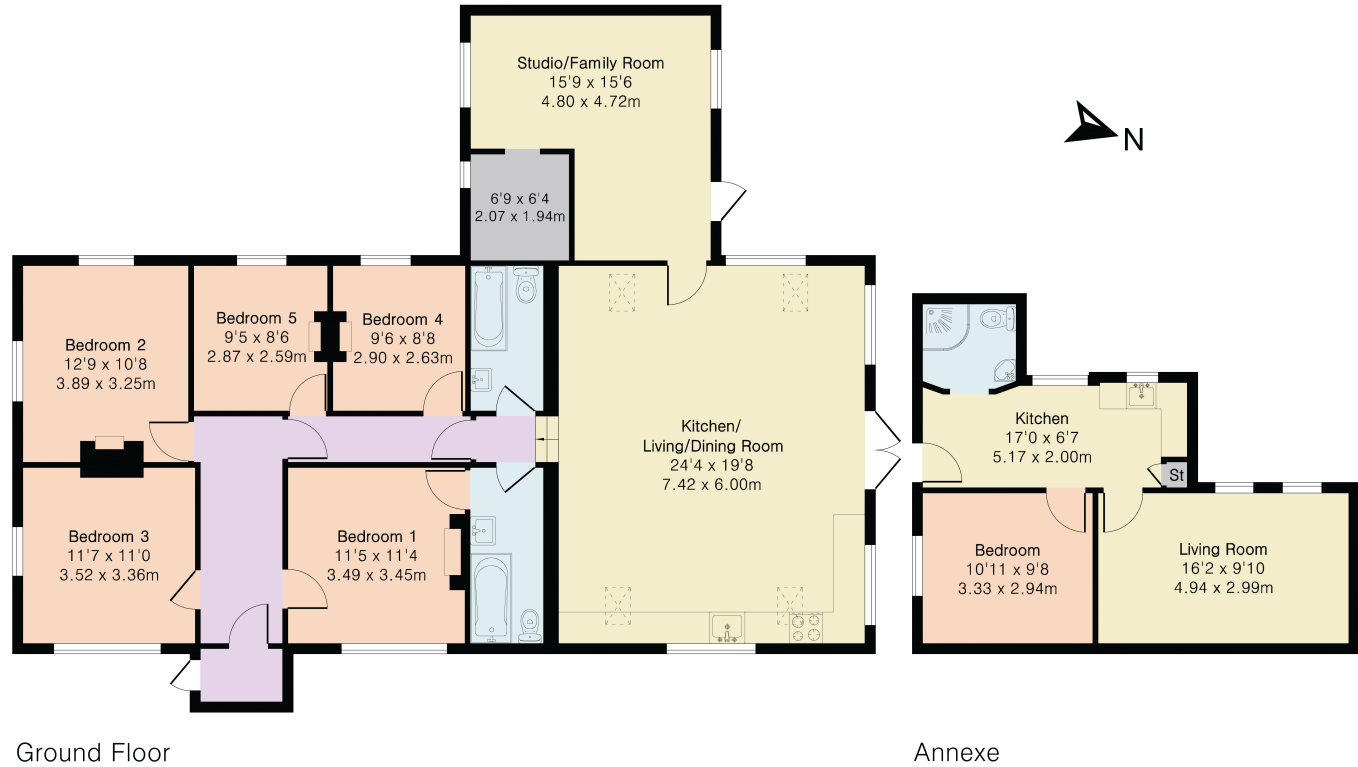
The property is freehold. Air source heat pump, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have service from the main service providers (O2, Vodafone) although reception from EE and Three may be limited inside the house.

Local Authority

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



Approximate Gross Internal Area 1896 sq ft - 176 sq m



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	79
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.