



4 Southfield Cottages, Bath Road, Woodchester, Stroud, GL5 5NT
£650,000



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A charming attached period cottage, tucked away along a private lane and beautifully extended to create a lovely family home. Offering character features, four bedrooms, delightful gardens, oak framed carport and ample parking, this hidden gem blends country charm with modern comfort

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 2 WITH DRESSING AREA/STUDY AREA, TWO FURTHER BEDROOMS, GARDENS, SUMMER HOUSE, BRICK BUILT STORE, GREENHOUSE, OAK FRAMED DOUBLE CARPORT AND DRIVEWAY PARKING

Viewing by appointment only

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Description

This pretty cottage dates back to the 1800s and has been thoughtfully extended to create a beautifully balanced family home. The front door opens into a welcoming entrance hall with a cloakroom and a practical coats cupboard. From here, step into the inviting dining room, an ideal space for entertaining, which flows naturally into the light and airy kitchen/breakfast room. The kitchen features a range of fitted wall and base units, a breakfast bar, and space for a table and chairs. A stable door opens directly onto the garden, bringing the outside in and offering lovely views over the surrounding greenery. A door from the dining room leads into the cosy sitting room, full of period charm with its exposed stone wall, wood-burning stove, and timber beams, the perfect space to unwind. Upstairs, the first floor offers three comfortable bedrooms and a family bathroom complete with a bath and separate walk in shower. The principal bedroom, positioned at the front of the cottage, enjoys picturesque views over the garden and benefits from a modern en-suite shower room. A staircase leads to the second floor, where you'll find a fourth bedroom tucked into the eaves, with a separate dressing or study area. This charming space is full of natural light from two Velux windows and a sweet porthole window with a delightful view of the garden, perfect for guests, teenagers, or use as a home office.

Outside

The cottage is approached via a shared driveway that leads to an oak framed double carport with power and light, provision for two EV charging points, and a lockable storage area to the rear, as well as additional parking for two to three cars. From here, steps guide you down into a beautifully tended garden, a true highlight of the property. Enclosed by a combination of a handsome red brick wall and mature hedging, the garden offers a wonderful sense of privacy and tranquillity. The generous lawned garden has a gently sloping aspect and a quintessentially cottage feel, with colourful planted borders, established shrubs, and a stand of silver birch trees providing seasonal interest. A paved stepped path winds through the garden to the front door and connects various seating areas, including a lovely terrace beside the summer house, perfect for outdoor dining or relaxing in the sun. There is a productive vegetable patch with an adjacent greenhouse, ideal for keen gardeners, as well as a small shed and a brick-built store for additional storage. A pretty pond adds to the peaceful ambience, while the thoughtfully designed layout makes the most of the space and natural beauty of the setting.

Location

Woodchester includes North and South Woodchester. There is a post office/store, three pubs, and a well regarded primary school. Woodchester lies equidistant between both Stroud and Nailsworth which benefits 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. Bus services connect with Stroud, some two miles away where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (2 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and head out on the A46 in the direction of Stroud. After about two miles pass the turning for Culver Hill on the right. After a short distance look out for a set of Stone pillars on your right, a little way before the turning to Manor Gardens. This is the track leading up to the property, and the property can be found a short way along on the left hand side

Property information

The property is freehold. Gas central heating, 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 (EE, Three, O2, Vodafone) although reception from EE may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



Approximate Gross Internal Area = 170.0 sq m / 1830 sq ft
 Outbuildings = 28.6 sq m / 308 sq ft
 Total = 198.6 sq m / 2138 sq ft
 (Excluding Car Port)

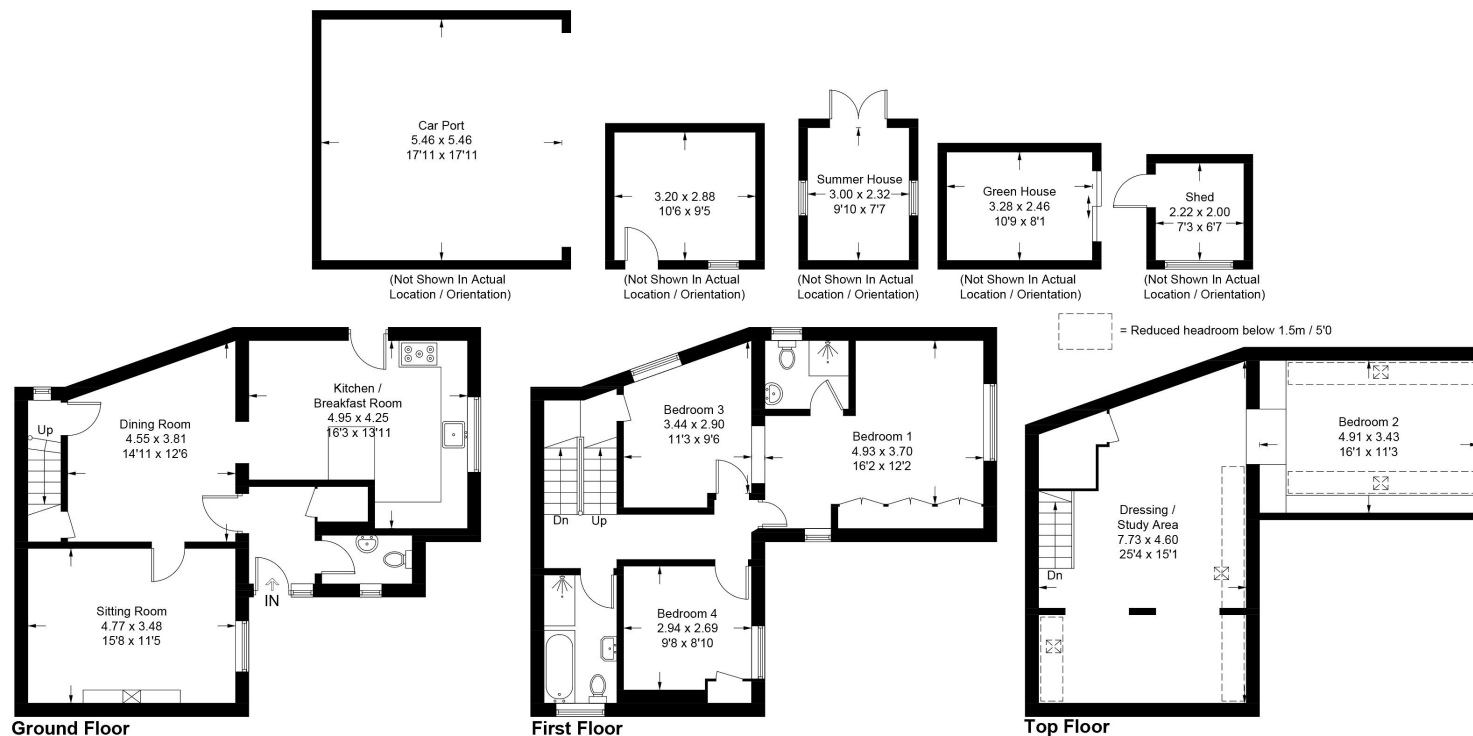


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1216919)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.