



22 Inchbrook Way, Woodchester Valley Village, Inchbrook, GL5 5HQ
£350,000

PETER JOY
Sales & Lettings



22 Inchbrook Way, Woodchester Valley Village, Inchbrook, GL5 5HQ

Offered CHAIN FREE - a well presented cottage style house located in a popular retirement village on the outskirts of Nailsworth with a 16' sitting room/dining room, two bedrooms with en-suites, gas fired central heating and small garden

ENTRANCE HALL, KITCHEN, WC, 16' SITTING/DINING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM, FURTHER BEDROOM WITH EN-SUITE SHOWER ROOM, SMALL GARDEN, RESIDENTS PARKING, USE OF VILLAGE FACILITIES AND COMMUNAL GROUNDS

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

This charming two bedroom, two bathroom cottage style home is located within the award winning Woodchester Valley Village, a prestigious and mutually owned retirement community designed solely for the benefit of its residents. Beautifully presented and well maintained, the property offers a welcoming entrance hall with stairs leading to the first floor, a convenient cloakroom, and a well equipped kitchen featuring a built-in washing machine, slimline dishwasher, electric hob, oven, microwave, fridge-freezer, and a breakfast bar. The spacious sitting/dining room is filled with natural light, boasting a large bay window with a window seat and two further windows, a useful storage cupboard under the stairs, and French doors leading to a small, enclosed garden with a lawn and patio. Upstairs, a bright landing leads to two double bedrooms, each with built-in wardrobes and en-suite facilities - one with a shower room and the other with a full bathroom. Overlooking woodland with the gentle sound of a stream running through the valley, this delightful home is offered chain free, making it an ideal opportunity to enjoy a relaxed and thriving retirement lifestyle.

Outside

The garden is easily accessible through the French doors of the sitting room, where there is a gently sloping ramp for wheelchair or walking frame users. This inviting outdoor space features an enclosed lawn, perfect for relaxing in a tranquil setting. A paved patio area offers an ideal spot for outdoor seating, while the surrounding small yew hedge adds a sense of privacy and greenery, creating a peaceful retreat just steps from the home.

Location

In 2019, Woodchester Valley Village was awarded a South West Region Gold Medal Award from the EAC (Elderly Accommodation Council) in the Housing for Older People category. Further information is available at woodchestervalleyretirementvillage.co.uk. Woodchester Valley Village is mutually owned by, and run solely for the residents. The Directors of the Estate Management Company are elected from among the residents and their families, by the leaseholders. The village offers the benefit of onsite facilities including a restaurant, library and lounge plus managed gardens, on call staff and weekly cleaning. The town of Nailsworth is close by and 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.

Directions

From our Nailsworth office take the A46 towards Stroud, pass the petrol station and Dunkirk Mills on your right hand. Where the road bends sharply to the right the entrance to Woodchester Valley Village is on the left hand side. Follow the road into the village, and the property can be found on the right hand side, before you get to the main reception entrance.

Property information

Leasehold, with the balance of 999 years starting from 1st October 2013. The current maintenance charge is currently £9811.88 per annum. This figure includes the cost of Estate Managers and use of all onsite facilities, the alarm service (24 hour service care provider available), upkeep of the communal grounds, all external maintenance, building fabric insurance, window and gutter cleaning, scheme minibus for shopping trip, one hour of house keeping per week and one load (8 kilos) of laundry washing per week. 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 full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

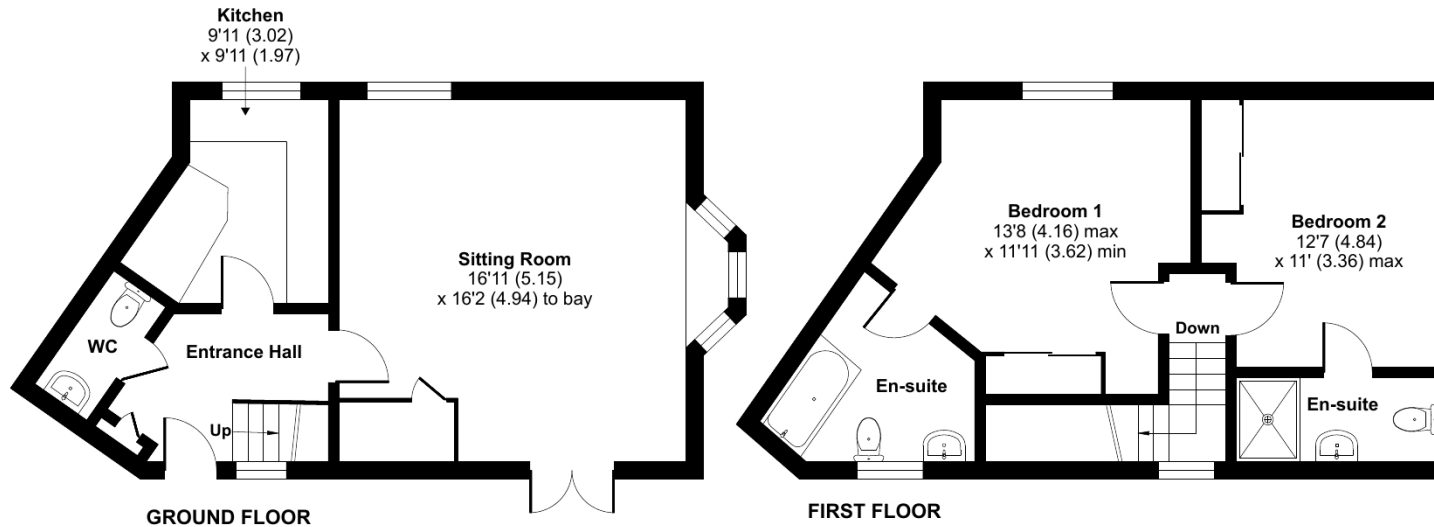
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



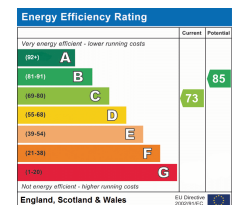
Inchbrook Way, Inchbrook, Stroud, GL5

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Peter Joy Estate Agents. REF: 1252036



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.