

Westerly House

Selsley Road, North Woodchester
Gloucestershire, GL5 5PJ



PETER JOY
Sales & Lettings

*A beautifully presented extended detached house
in a superb position at North Woodchester*





Westerly House, Selsley Road, North Woodchester, Gloucestershire, GL5 5PJ

A beautifully presented extended detached house in a superb location with over 2800 sq. ft of living space, a double garage with a room over, gardens and grounds of 0.546 acres and first class view over the Woodchester valley.

Proximity to

Stroud centre – 2.5 miles

Nailsworth centre – 2.7 miles

Cirencester – 13.5 miles

Bristol – 31 miles

Stroud Railway Station – 2.5 miles

(London Paddington service)

Can and Dursley Railway Station – 7.2 miles

Kemble Railway Station – 13.3 miles

(Distances and times are approximate).



The Property

Westerly House is a fine, individual detached house in a large plot in a superb position at sought after Woodchester. This elevated location is private and sunny, and allows for superb views across the countryside and woodland of the Woodchester Valley. The property was originally built in the late 1920's as a traditional double fronted villa style house, and was then extended in the 1970's. The current owners have lived here for nearly twenty five years. The property has been the subject of further extension and comprehensive renovation during that time, and has been designed to focus on to the garden and the view. The resulting property is spacious and light, with accommodation arranged over three floors. It is immediately clear that this is a welcoming, happy home, with as much living space as you could ever wish for. A porch opens into a spacious entrance hall, with a useful utility room, boot room and two reception rooms and the kitchen accessed from here. The latter is a brilliant 26' family room, with room to cook, eat, entertain and relax, and bi-fold doors that pull back to connect the room with the garden and the view beyond. The sitting room is beyond the kitchen, and this 15' room has a wood burning stove and a great outlook over the plot. A staircase leads up from the hall to the first floor, with a landing, 16' principal bedroom with en suite shower room and walk in wardrobe, family bathroom, two further bedrooms and a study on this floor. Another double bedroom and bathroom are at the top of the house, on the second floor. All of the rooms are tastefully decorated, and every window enjoys a pleasant outlook, with views on the southerly side of particular merit. A wonderful house – an appointment to view is essential.





Outside

The property benefits from a driveway with space to park several cars and still turn, a large double garage with a useful room over and beautifully kept landscaped gardens. In total, the gardens and grounds measure 0.546 acres. The drive is set above the house with the double garage beyond. This has power and light, two up and over doors, a personal door and it measures 20'5 x 17'10. A staircase leads up the side of the garage to the room above. This has been used as a family games room in the past (and the venue for some high stakes table tennis matches) but would also be the perfect work from home space. Steps lead down from the drive to the house. There is also a path that sweeps down into the garden. This superb space is behind the house, and enjoys a southerly aspect, with the most fantastic view over the Woodchester Valley. A large paved terrace is set immediately behind the house by the kitchen/family room, and bi-fold doors open here, connecting the inside with the outside. Well kept lawns stretch on from here, with the glorious outlook as a backdrop. There are several seating areas strategically positioned around the plot and a statement deck with pergola over takes in what is arguably the best view here. A shepherd's hut situated above this has power and water and could provide occasional accommodation or another great home office. The garden is edged with beautifully planted borders with mature established planting. There is interest in colour everywhere you look.









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 has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four 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 (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Property information

The property is freehold. Council tax is Band G. All mains services are connected to the property, with gas fired central heating. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers, although this may be limited when inside the property.

Viewings

Strictly by appointment with Peter Joy Estate Agents. Contact us on 01453 833747 or email nailsworth@peterjoy.co.uk





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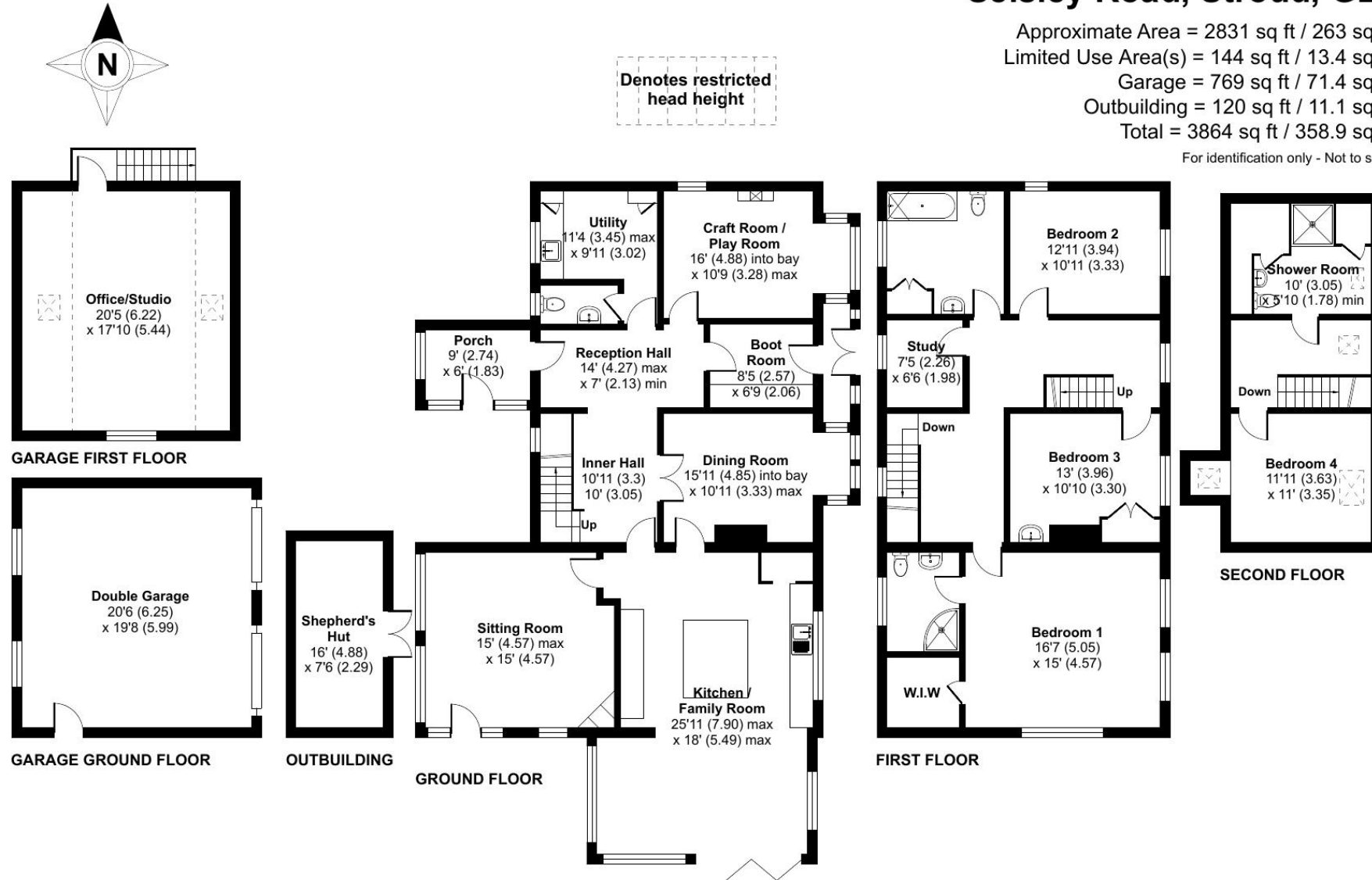
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Approximate Area = 2831 sq ft / 263 sq m
 Limited Use Area(s) = 144 sq ft / 13.4 sq m
 Garage = 769 sq ft / 71.4 sq m
 Outbuilding = 120 sq ft / 11.1 sq m
 Total = 3864 sq ft / 358.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1123877

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.