



Wheatsheaf House, High Street, South Woodchester, Stroud, GL5 5EL  
£675,000





## Wheatsheaf House, High Street, South Woodchester, Stroud, GL5 5EL

Offered CHAIN FREE - a delightful Grade II listed Georgian semi detached residence nestled in the heart of the picturesque village of South Woodchester. The property offers characterful accommodation arranged over four floors, enjoying breathtaking views over the valley toward Theescombe and beyond (Lead photo is the rear view)

ENTRANCE HALL, STUDY/BEDROOM FOUR, DRAWING ROOM, LARGE KITCHEN/DINING/FAMILY ROOM WITH ACCESS TO THE REAR GARDEN, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS AND BEAUTIFUL 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

Wheatsheaf House is a beautifully presented Grade II Listed semi-detached home, believed to date back to around 1840. Rich in character, it features high ceilings, elegant period details, and stunning views. The property has been carefully maintained by the current owners, preserving its historic charm while offering comfortable and versatile living spaces across four floors. Constructed using traditional methods beneath a pitched roof, the house is set in the heart of the sought-after village of South Woodchester. This welcoming community offers a well regarded primary school, a traditional pub, a village church, and a network of picturesque countryside walks, all just moments from your doorstep.

The accommodation begins with an inviting entrance hall, leading to a study (which could also be used as a fourth bedroom) and a beautifully proportioned drawing room, where a large sash window fills the space with natural light. On the lower ground floor, you'll find a generous kitchen/dining/family room, complete with bespoke cabinetry and direct access to the rear garden, perfect for modern family life and entertaining. The first floor offers two comfortable double bedrooms and a well-appointed family bathroom. The top floor is home to the principal suite, a peaceful and private space with its own en-suite shower room, creating a relaxing retreat.

## Outside

The rear garden is a particular highlight, positioned directly behind the house (rather than separate, as is more common for properties along the High Street). It includes a private seating area just off the kitchen, a level lawn, well maintained flower beds, and a charming wildflower section. The views from both the house and garden are truly stunning. Please note this property has no off road parking.

## Location

South Woodchester is a highly desirable Cotswold village known for its community spirit, attractive architecture, and convenient location between Stroud and Nailsworth. The popular village of Woodchester enjoys the benefits of a local post office/store, two pubs and a well regarded primary school. It is perfectly set for exploring the gorgeous local countryside, with many beautiful walks from the doorsteps and easy access to the old railway cycle track that connects Nailsworth, Stroud, canal and beyond. The shops and amenities of both Stroud and Nailsworth are within easy reach, with straightforward access to the beautiful commons of Selsley, Minchinhampton and Rodborough. Junctions of the M4 and M5 motorways are close by and railway stations at Stroud (2 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington. There are a range of local schools including Stroud Grammar Schools, Beaudesert Park School and Wycliffe College.

## Directions

From our Nailsworth office, turn left and proceed over the mini roundabout, heading towards Stroud on the A46. After approximately two miles, turn left signposted South Woodchester and proceed up Atcombe Road into the village. Wheatsheaf House can be found on the right hand side, marked by our for sale board.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. 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. 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



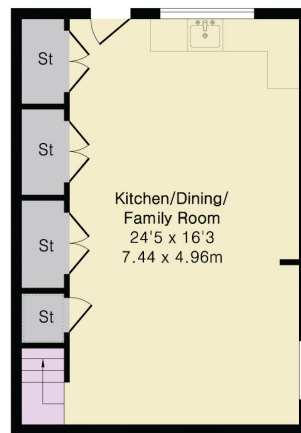
## Approximate Gross Internal Area 1708 sq ft - 160 sq m

Lower Ground Floor Area 427 sq ft – 40 sq m

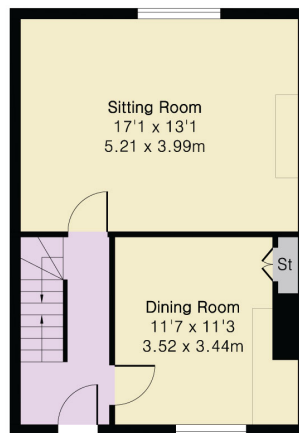
Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m

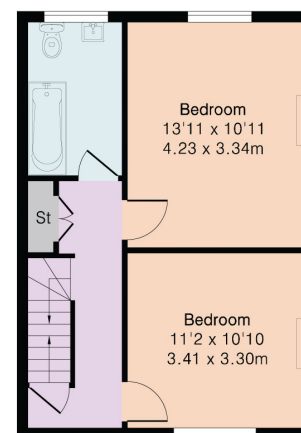
Second Floor Area 427 sq ft – 40 sq m



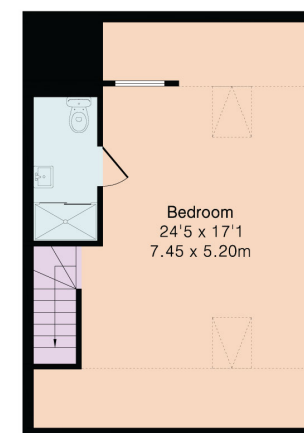
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+)	A	
(81-90)	B	
(69-81)	C	
(55-69)	D	
(39-55)	E	
(21-39)	F	
(1-21)	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.