



Sandy Cottage, Convent Lane, South Woodchester, Stroud, GL5 5HR
£675,000



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A pretty five bedroom Cotswold cottage offering period charm, generous space, and a highly desirable village location, the perfect country home for families or anyone seeking character living within easy reach of amenities

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM/DINING ROOM, SECOND RECEPTION, KITCHEN, REAR LOBBY/UTILITY, FOUR FIRST FLOOR BEDROOMS, FAMILY BATHROOM, SECOND FLOOR FIFTH BEDROOM, PARKING, DOUBLE GARAGE AND GARDENS

Viewing by appointment only

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Description

A charming 18th century home with character, space, and countryside appeal. Nestled along a peaceful country lane on the edge of the sought after village of South Woodchester, Sandy Cottage is a delightful semi detached period home dating back to the 1700's. Brimming with character, this beautifully presented property offers five bedrooms, two reception rooms, a double garage, off road parking, and pretty enclosed gardens, the perfect blend of history, comfort, and practicality.

An entrance porch opens into a spacious hallway with useful storage and a cloakroom with WC. The sitting/dining room is a particularly lovely space, light and inviting, with windows to both the front and rear, making it perfect for family gatherings and entertaining. An attractive arched opening leads through to a second reception room, ideal as a snug, home office, or playroom. The kitchen is fitted with an excellent range of wall and base units, a Belfast sink. From here, a rear lobby with stable door opens onto the garden, with space for white goods neatly tucked away. Upstairs, the first floor landing features stripped pine floorboards and leads to four generous bedrooms. The principal bedroom is bright and airy, with a charming window seat overlooking the front. Bedrooms two and three are also good sized doubles, while bedroom four, currently used as a study, enjoys a large picture window with garden views. The family bathroom is centrally located and offers a bath with shower over. A staircase rises to the second floor, revealing a lovely fifth bedroom with both window and Velux roof light, the perfect private retreat for a teenager or guest.

Outside

To the front, a low cotswold stone wall encloses a charming seating area, perfect for a bistro table to enjoy the morning sun. A feature Victorian lamp post with glass lantern adds a distinctive touch of character. To the side, there is off road parking for two cars and a double garage with power, lighting, and an up and over door, a rare find in a village setting. The rear garden is private and enclosed, offering a timber decked entertaining area ideal for summer barbeques, a lawn, and a variety of fruit trees, a delightful haven for family life.

Location

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. 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. 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. 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.

Directions

From our Nailsworth Office turn left and head towards Stroud on the A46, the turning to South Woodchester can be found about two miles along on the left hand side, turn left here passing Bottle Green on your right hand side where Convent Lane can be found on the left. Proceed up the lane where Sandy Cottage can be found on the right hand side identified by our for sale board.

Agents note

Sandy Cottage has a right of way over the rear courtyard of Minden Cottage for access.

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 superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from EE and Three 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

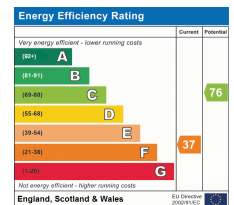


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Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft
Garage = 36.0 sq m / 387 sq ft
Total = 188.2 sq m / 2025 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252608)



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.