



Woldscot, Water Lane, Brimscombe, Stroud, Gloucestershire, GL5 2ST
Guide Price £575,000

PETER JOY
Sales & Lettings



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CHAIN-FREE - A charming period detached home, set in a private location in the popular Brimscombe area, offering superb views. The property features three bedrooms, three reception rooms, parking, mature sizeable gardens and beautiful character throughout.

ENTRANCE, SITTING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, CELLAR, SEPERATE HOME OFFICE SPACE, THREE BEDROOMS, EN-SUITE BATHROOM, FAMILY BATHROOM, EXPOSED CHARACTER THROUGHOUT, PARKING/CARPORT, STUNNING VIEWS, MATURE GARDEN.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Woldscot is an imposing detached Cotswold stone home nestled in an elevated spot in Brimscombe. This popular location offers superb views across the valley, with hundreds of acres of National Trust land just up the hill at Minchinhampton and Rodborough Commons. This charming home boasts 1937sq.ft. of accommodation across three floors, providing an abundance of original character throughout, including mullion windows, exposed Cotswold stone, oak floorboards and elm floorboards.

An entrance porch leads into the sitting room, which features an oak floor and an oak staircase ascending to the first floor. The sitting room flows into the dining room and continues into the spacious kitchen. The kitchen offers a range of wall and base units and a door leading to a well-positioned conservatory with double doors opening onto the garden. A handy cellar is accessible from the kitchen. You will note from the floorplan a self-contained office space, perfect for working from home. The first floor comprises two bedrooms and a family bathroom. The main bedroom boasts its own en-suite shower room, with secret access through the wardrobe. A door from the en-suite shower room provides access to a storage area and a set of steps to the side of the property. The second floor offers a fantastic relaxing space with a three crook frames, exposed beams, solid elm floorboards, a third bedroom, and quirky access to the rear of the property.

Outside

The beautiful mature garden is a delightful asset to this property. Parking is conveniently located to the side, offering ample space along with a carport. A pathway leads into the main garden, where you'll find a meticulously landscaped area featuring a stunning array of roses and shrubs. The front of the property offers particularly noteworthy views, complemented by a well-positioned seating area and a stone-built storage shed. The garden wrap around the property, bordered by fencing and Cotswold stone walls.

Location

The closest amenities are just down the hill at Brimscombe Corner. This includes a general store and a take away. The Ship Inn is opposite, serving good food and beer. Brimscombe primary school is just down the road on Brimscombe Hill. Stroud town is approximately three miles distant. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave our Brimscombe office and cross London Road. Head up Brimscombe Hill. Follow the big right-hand bend around and continue up the hill. Pass the turnings for Victoria Road and Orchard Lane on the right. Take the next right turn onto Water Lane. Continue down the hill for around 400 meters and you will note a white gate on your right-hand side.

Services

The property is freehold. Oil central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

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





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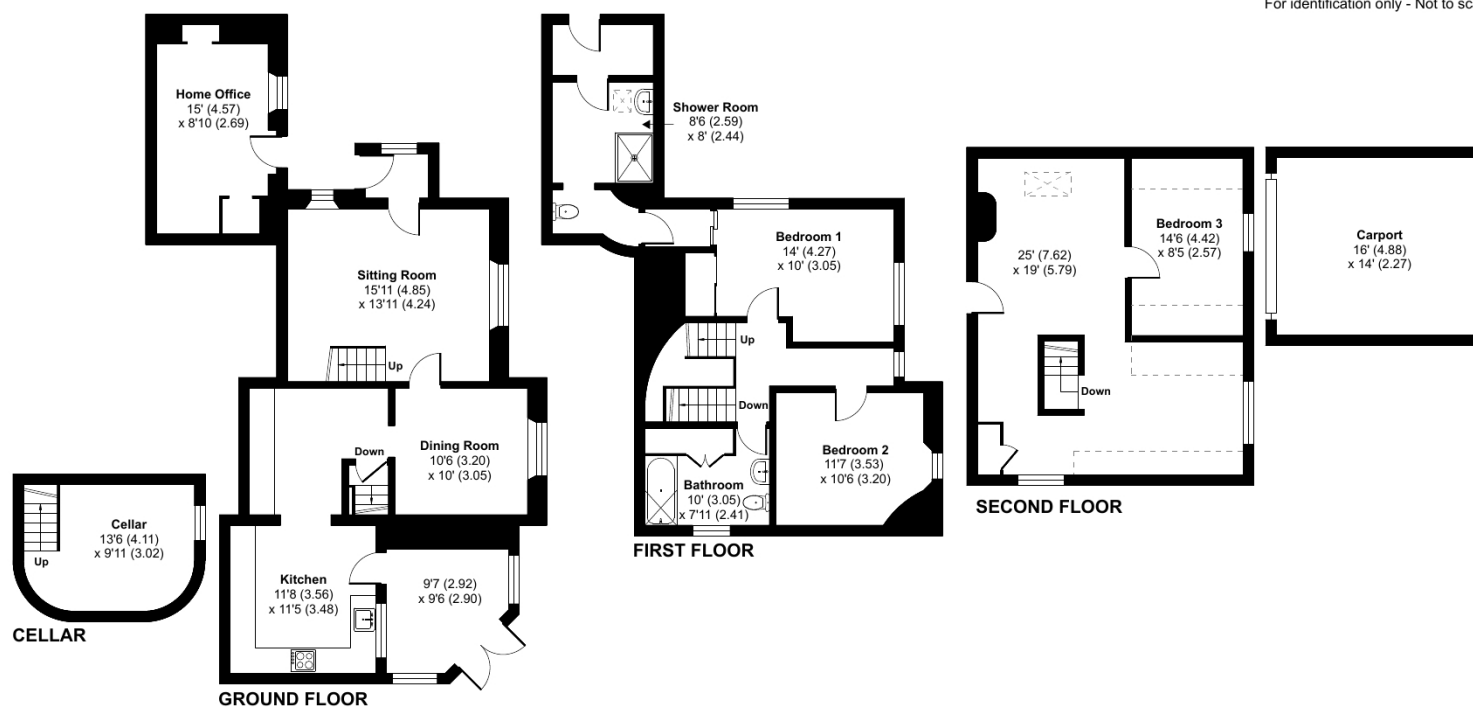
Approximate Area = 1937 sq ft / 179.9 sq m (excludes carport)

Limited Use Area(s) = 95 sq ft / 8.8 sq m

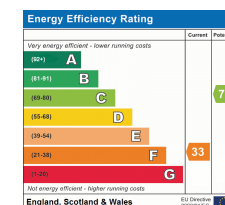
Outbuilding = 133 sq ft / 12.3 sq m

Total = 2165 sq ft / 201.1 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: 1150701



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.