



Pear Tree Cottage, Selsley Road, North Woodchester, GL5 5NQ
£840,000



Pear Tree Cottage, Selsley Road, North Woodchester, GL5 5NQ

A pretty cotswold stone cottage located in a lovely village location with 20' sitting room, 27' kitchen, stunning gardens, parking and character features throughout

SPACIOUS RECEPTION HALL, KITCHEN, SITTING ROOM, DINING ROOM, BEDROOM 4/STUDY, THREE DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM, LARGE ATTIC, GARDENS AND PARKING

Viewing by appointment only

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Description

Pear Tree Cottage offers everything one could want from the Cotswold cottages we find dotted around our beautiful valleys – a village location, stunning views, a delightful garden and bags of character and space. Dating back to 1750, the cottage oozes charm, with a lovely Cotswold stone fireplace in the lounge, window seats, a large country kitchen and a really pretty cottage garden overlooking fields and woods. The end-of-terrace property, which has been tastefully decorated and furnished throughout, is set in the heart of the thriving village of North Woodchester, close to a shop, school, pub and church.

A couple of stone steps lead up from the parking area into the large, sunny terrace at the front, with lovely views towards Rodborough Common and Kingscourt. The front door takes you into a very spacious hallway, with room for a desk under the window and bookshelves, and a coat cupboard. The large, welcoming kitchen has views over the garden, space for a table and a utility area. The kitchen door opens directly onto the garden, offering a good connection between the house and outside. A large, recently refurbished dining area leads off from the kitchen. This is a really lovely light space for entertaining, with room for a large table and doors opening out onto the garden. Also on the ground floor is the very generous sized lounge and an additional room with an en-suite shower room – flexible space that could be used as another reception room or a bedroom. Stairs lead from a lobby between the lounge and the dining room up to the first floor, where there are three spacious bedrooms and two bathrooms, all full of light and character. This floor can also be approached via stairs from the main hallway. On the second floor is a large attic room, which could be converted into further accommodation, subject to the usual planning consents. This really is a very special cottage, which is well worth a look for potential buyers who desire a beautiful country home.



Outside

The imaginatively planted gardens to the rear of the cottage are enclosed by Cotswold stone walls and are an absolute delight. Full of cottage garden flowers like roses and daisies, with a large magnolia tree making a stunning centrepiece to the lawns and flowerbeds arranged around it. There is space for hens and a vegetable patch, while a large summer house with raised terrace takes in the stunning views over the fields towards the slopes of Rodborough Common and Kingscourt. A really charming place to sit and enjoy afternoon tea or a glass of wine or to just while away the lazy summer days. We understand that the field next to Pear Tree Cottage is listed as being of 'special architectural or historical interest', which means it cannot be developed. There is tandem parking for two vehicles and an electric charging point.

Location

North 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 within walking distance. 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 Nailsworth take the A46 towards Stroud and continue for approximately two miles. Turn left into Selsley Road and continue up the hill where the cottage can be found on the righthand side just before the Post Office and as identified 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 superfast, and you are likely to have service from the main service providers (EE, Three, and O2).

Local Authority

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



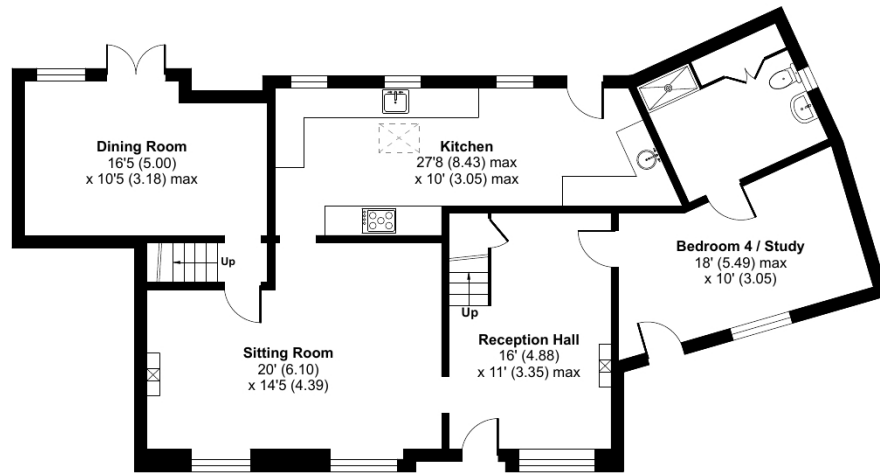
Selsley Road, North Woodchester, Stroud, GL5

Approximate Area = 2319 sq ft / 215.4 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Total = 2336 sq ft / 217 sq m

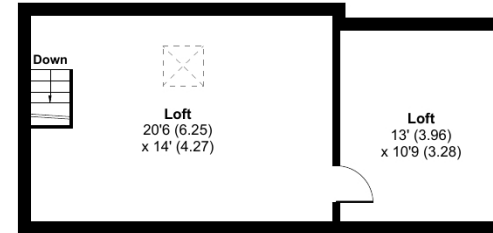
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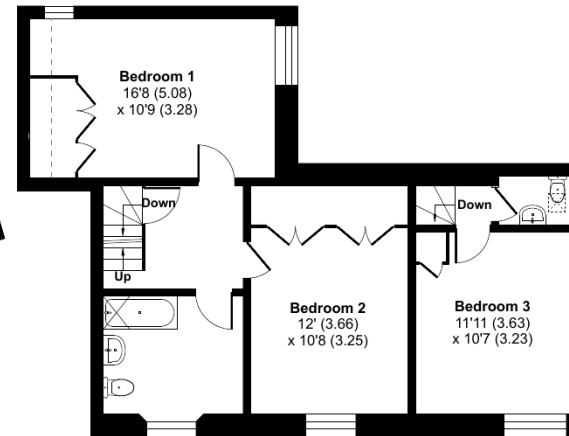
Denotes restricted head height



GROUND FLOOR



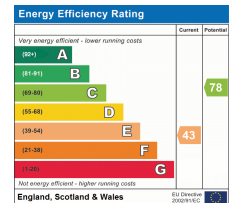
SECOND FLOOR



FIRST FLOOR 1 / FIRST FLOOR 2



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: 1115735



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.