



WELL COTTAGE · BATH ROAD · WOODCHESTER · STROUD

**MURRAYS**  
SALES & LETTINGS



WELL COTTAGE  
BATH ROAD  
WOODCHESTER  
STROUD  
GL5 5NP

Ideally situated for access to the towns of Stroud and Nailsworth, Well Cottage is certainly full of surprises. Internally there are 4 bedrooms, 2 bathrooms and 2 reception rooms. Gardens are located to the front and the rear of the house with off street parking.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £735,000**

## FEATURES

- Located between the vibrant towns of Stroud and Nailsworth
- 4 Bedrooms
- 2 Reception Rooms
- Studio/Conservatory
- 2 Bathrooms
- Wood Burning Stove
- Detached Double Garage with Room Over
- Fitted Kitchen/Breakfast Room
- Dining/Family Room
- No Onward Chain



## DESCRIPTION

Well Cottage is a classically pretty, detached Cotswold Stone home situated between the vibrant towns of Nailsworth and Stroud. Behind its timeless facade lies a spacious and adaptable interior, seamlessly blending traditional character mixed with modern comforts such as under floor heating in the kitchen and sitting room. A driveway offers parking for at least two vehicles in front of the double garage, with additional parking opposite.

There are two entrances to the property with a welcoming boot room entering into a sitting room with centrally appointed wood burning stove and doors to a small rear courtyard. The kitchen/breakfast room is fitted with a range of units including a sociable breakfast bar, with dining/family room beyond that offers an array of opportunities and has a staircase which leads up to the first floor conservatory. There is also a wet room on the ground floor. The main staircase is located in the sitting room leading to the first floor with two bedrooms and a family bathroom. Two lovely second floor bedrooms are located via separate staircases on the floor above, offering privacy and character, ideal for guests or creative spaces.

A double garage offers additional parking or a potential workshop with a useful room above that could easily be used as a home office. The gardens are a true nature lover's haven, thoughtfully

cultivated to attract butterflies, pollinators, and wildlife. They are located opposite the cottage, leading down to a gentle stream, and are also found to the front and rear of the property—offering multiple peaceful spots to enjoy the natural surroundings.







## DIRECTIONS

From our Stroud Office, proceed along London Road and at the roundabout by Waitrose, turn right onto Dr Newton's Way. At the subsequent mini roundabout with the A46, turn left towards Nailsworth. Proceed for about 1.5 miles passing The Fleece public house on the left hand side. After a short distance, turn right into Pauls Rise and immediately right again in to the parking area for Well Cottage.

## LOCATION

Within easy reach of the market towns of Stroud, Nailsworth and Minchinhampton, the village of Woodchester has a thriving sense of community, popular village school rated outstanding by Ofsted, a shop/post office, 2 pubs and even its own Vineyard. Nailsworth is within 5 minutes drive and offers a busy market town with a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well as a large Waitrose and three other supermarkets, multiplex cinema, provincial theatre and 2 grammar schools.

The surrounding countryside is a great source of walks with the cycle path (just below the property) linking the towns of Stroud and Nailsworth. There are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses in nearby Minchinhampton, just 3 miles away. Minchinhampton is a delightful market town, again with good local amenities and shops and a popular pub and two coffee shops, together with 100s of acres of surrounding National Trust land on Minchinhampton Common.

The property is well-located for transport links: M5 J13 Stroud - 4.5 miles, M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Temple Meads - 35 miles, Bath (central) - 30 miles. Distances are approximate. Train services from Stroud Station into London Paddington, scheduled from 90 minutes.



## Well Cottage, Bath Road, Woodchester, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

House	199 sq metres / 2142 sq feet
Garage	26 sq metres / 280 sq feet
Studio	21 sq metres / 226 sq feet

Total	246 sq metres / 2648 sq feet
(Includes House Limited Use Area)	16 sq metres / 172 sq feet
(Includes Studio Limited Use Area)	11 sq metres / 118 sq feet

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07890 327 241

Job No SP3795

This plan is for identification and guidance purposes only.

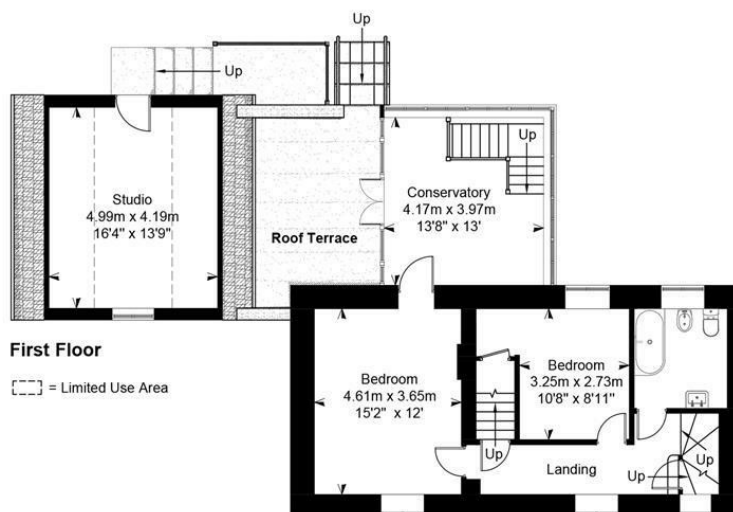
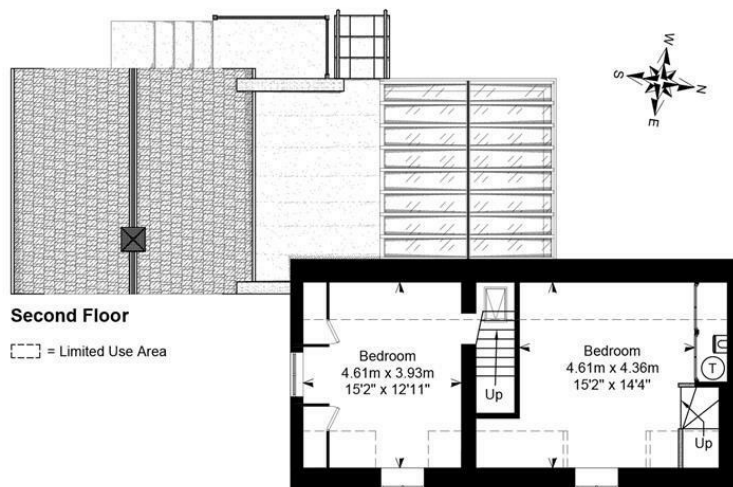
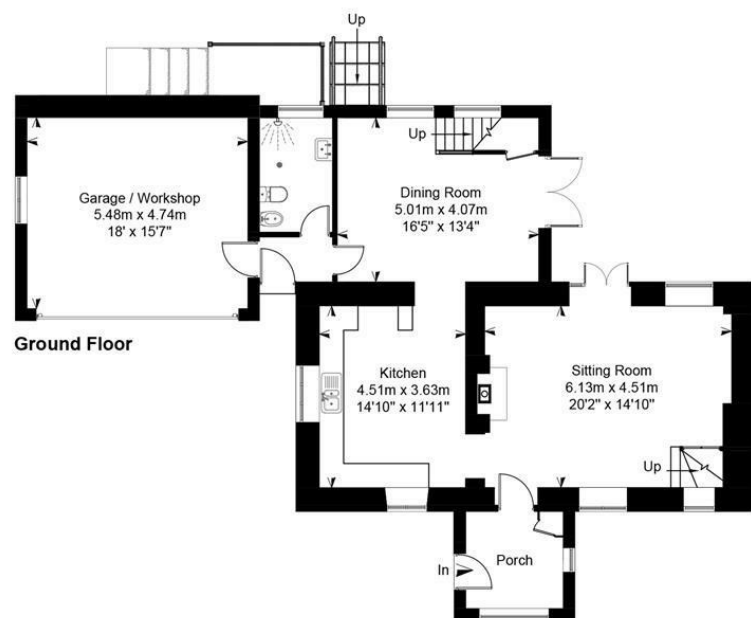
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



## SUBJECT TO CONTRACT

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# MURRAYS

## SALES & LETTINGS

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3 King Street, Stroud GL5 3BS

### Painswick

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The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

All mains services are believed to be connected to the property. Gas central heating, mains drainage, Stroud District Council Band E £2793.81 Ofcom checker: Broadband Standard 8 Mbps Superfast 80 Mbps. Mobile Phone Coverage: EE and Vodafone Limited, Three and O2 likely.

For more information or to book a viewing  
please call our Stroud office on 01453 755552