

THE NOOK

STATION ROAD
WOODCHESTER



The Nook, Station Road, Woodchester, Stroud, Gloucestershire, GL5 5EQ

3 BED GRADE II LISTED DETACHED COTSWOLD STONE COTTAGE SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS WITH GATED OFF STREET PARKING AND CAR PORT.

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility/Boot Room, Shower Room, Bedroom 3/Study, 2 First Floor Double Bedrooms, Family Bathroom, Gardens, Parking, Double Car Port, Workshop

GUIDE PRICE £685,000

DESCRIPTION

Located in the popular village of Woodchester, this beautifully maintained Grade II Listed former Mill Workers Cottage has been beautifully enhanced by the current owners to create a fabulous home with an array of period features including Cotswold stone fireplace with wood burning stove, beams and stone mullion windows. The external certainly does not disappoint with wonderful, landscaped gardens, car port and gated off street parking. Upon ground level the spacious hallway leads to a triple aspect sitting room together with the 3rd bedroom/study, both with stone mullion windows. The spacious kitchen/dining room is located on the lower level with a range of custom made units by Parlour Farms, including a dishwasher, range cooker and useful boot/utility room off. A shower room is also located upon this level. On the first floor there are two lovely double bedrooms (the master offering wall to wall fitted wardrobes), together with the family bathroom.

The professionally landscaped gardens (recently featured in Woodchester open gardens 2024) offer a truly magical feel with well stocked trees and shrubs providing seasonal colour throughout the year. Dotted around are sociable seating areas together with a large paved terrace offering an ideal space for alfresco dining. Gated parking is available for several vehicles together with a double car port and attached shed. A more extensive workshop is available to the side of the house providing a great space for creative interests.

DIRECTIONS

Leave Stroud on the A46 in the direction of Nailsworth and after a couple of miles you will see a right hand turn into Station Road, signposted to South Woodchester. The turning to The Nook can be found after a short distance denoted by our For Sale sign.

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.

TENURE Freehold
EPC Not applicable as Grade II listed

SERVICES All mains services are believed to be connect to the property. Gas central heating, mains drainage. Stroud District Council Band E, £2665.00 2024/25. Ofcom checker: Broadband, Standard 15 mbps, Superfast 80 mbps. Mobile coverage Three, 02 and Vodafone.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



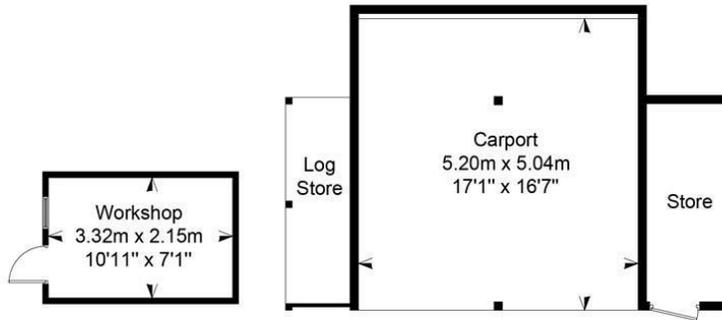
The Nook, Station Road, Woodchester, Gloucestershire

Approximate IPMS2 Floor Area
 House 140 sq metres / 1507 sq feet
 Carport / Store 31 sq metres / 334 sq feet
 Workshop 7 sq metres / 75 sq feet

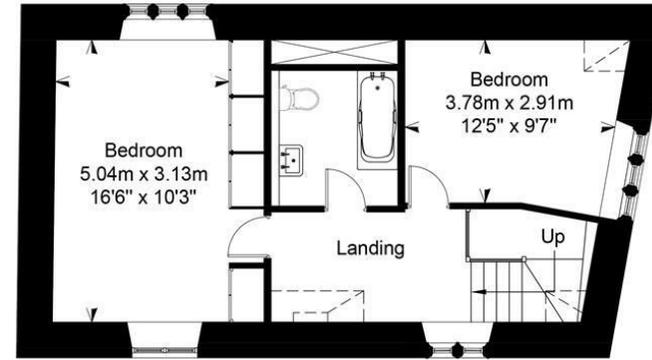
Total 178 sq metres / 1916 sq feet
 (Includes Limited Use Area 2 sq metres / 21 sq feet)



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 Job No SP3590
 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

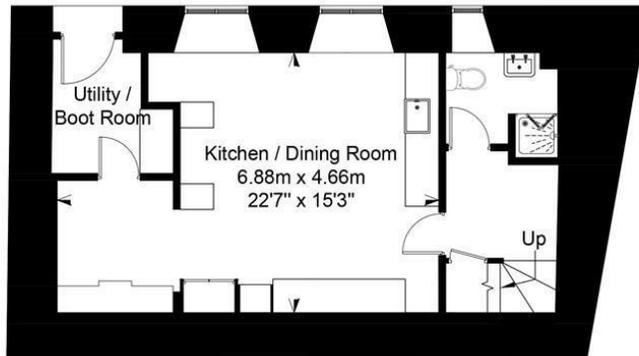


Outbuildings
 Not Shown In Actual Location Or Orientation

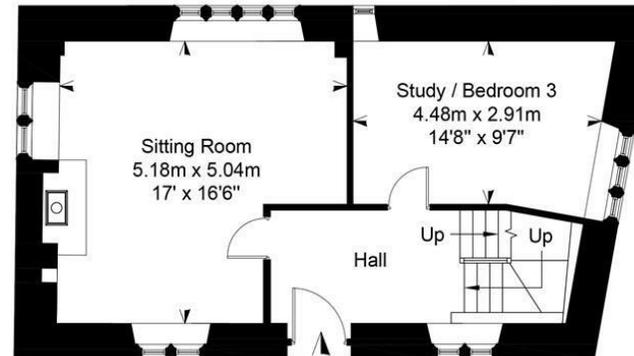


First Floor

--- = Limited Use Area



Lower Ground Floor



Ground Floor



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