

THE FARMHOUSE

LITTLE BRITAIN FARM
WOODCHESTER



The Farmhouse, Little Britain Farm, Woodchester, Stroud, GL5 5NX

A BEAUTIFULLY RENOVATED HISTORIC HOME STEEPED IN PERIOD CHARM WITH 4 BEDROOMS, 2 RECEPTIONS, HOME OFFICE, GARDEN AND PARKING, WITHIN EASY REACH OF THE MARKET TOWNS OF NAILSWORTH AND STROUD

Entrance Porch, Kitchen/Breakfast Room, Dining Room, Sitting Room, Utility, 4 Bedrooms, 2 En-Suite, Family Bathroom, Home Office, Garden, Shed, Allocated parking for 3 Cars

GUIDE PRICE £695,000

DESCRIPTION

The Farmhouse is a sensational home, with a wealth of history held within its 16th Century walls. This is a home that instantly welcomes. As soon as you step foot inside the historic porch with its stone benches and handsome front door, you know you are in for a treat. The home has clearly been renovated with love, attention to detail and creative flair. Stone mullion windows, original fireplaces and pretty window seats, sit harmoniously alongside modern updates. The main reception rooms lead off a good sized reception hall. The kitchen is clearly the heart of the home and a fabulous room for cooking up a feast, with a spacious dining room to the rear, ideal for entertaining. Cream shaker units give a bright and contemporary feel and a Range cooker sits neatly in the fireplace. Flagstone flooring runs throughout the kitchen, sitting room and reception hall with underfloor heating throughout. Double doors lead from the dining room to the garden and patio, perfect for alfresco dining. The sitting room is a wonderfully cosy room with aged beams, pretty window seat overlooking the front garden and a wood burner inset in the fireplace. This is a room that works equally well for entertaining as it does for quiet nights by the fire. A useful utility room provides an ideal space for hiding washing away and there is also a ground floor cloakroom off the reception hall.

A magnificent aged stairwell runs through the core of the house with two double bedrooms on each floor, two of which are en-suite, plus a good sized family bathroom on the first floor. There is ample storage on all levels, with bespoke built-in joinery. Original fireplaces, stunning aged beams and window seats add character to the bedrooms. A home office/store room, is located on the top floor.

The garden is largely laid to lawn, level and envelopes three sides of the property. A patio is hidden away to the rear of the property, the perfect spot for summer dining or relaxing with a book. There is a shed and garden store. A gravel path leads to a shared parking area with 3 parking spaces allocated to The Farmhouse plus additional guest parking.

DIRECTIONS

Leave our Minchinhampton office via West End, out towards Minchinhampton Common. At Tom Long's Post, turn left and travel down the hill to Nailsworth. Turn right at the mini roundabout onto the A46 in the centre of Nailsworth, heading in the direction of Stroud. After circa one mile, you will find the entrance to The Farmhouse on the right hand side, just after Denis Brown & Son wood merchants. Park in the gravel car park and the gated entrance to the property will be found in the far corner.

LOCATION

One of The Farmhouse's key attributes is its 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 and even has 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, there are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses within 3 miles at Minchinhampton.

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	EER: Current null / Potential null All mains services are believed to be connected to the property. Gas central heating.
SERVICES	Stroud District Council tax band F. Ofcom checker: Broadband - standard 15 Mbps superfast 80 Mbps, Mobile Networks - Three, O2, Vodafone.

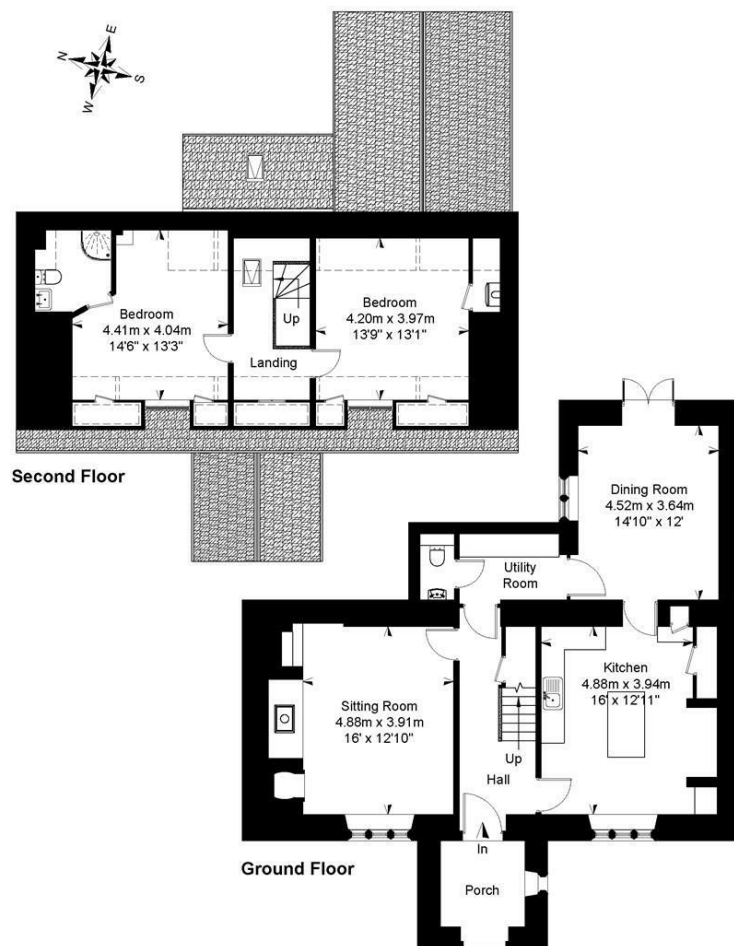
Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

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*

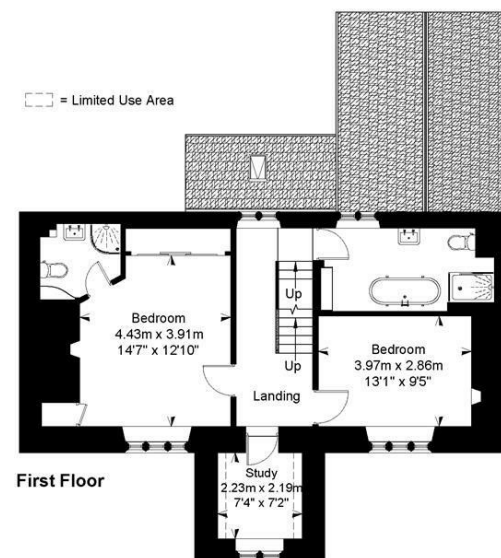




Little Britain Farmhouse, Woodchester, Gloucestershire

House Approximate IPMS2 Floor Area
 207 sq metres / 2228 sq feet
 (Includes Limited Use Area 20 sq metres / 215 sq feet)

Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3248
 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



3 King Street, Stroud, GL5 3BS
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



Mayfair Office: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
 Internet: www.mayfairoffice.co.uk