



ROSARE · LAGGAR LANE · SOUTH WOODCHESTER · STROUD

MURRAYS
SALES & LETTINGS



ROSARE
LAGGAR LANE
SOUTH WOODCHESTER
STROUD, GL5 5EJ

BEDROOMS: 6
BATHROOMS: 4
RECEPTION ROOMS: 3

- Detached Period Home
- Edge of Village
- Generous 1/2 acre plot
- 6 Bedrooms
- Private Driveway
- Grade II Listed
- Lovely Views
- 3 Reception Rooms
- 4 Bathrooms/Shower Rooms
- Double Car Port

GUIDE PRICE £1,650,000

The perfect family home in a popular village, this handsome Grade II Listed house is set in circa half an acre and has lovely views

DESCRIPTION

Rosare is a very handsome example of Victorian architecture and listed Grade II. A much loved family home it has a welcoming atmosphere and plenty of space, spread over 3 floors. It is set in approximately half an acre. Well maintained and presented, the house has been greatly improved by the addition of a spectacular garden room with

under floor heating. The front doors open to an impressive entrance hall (tessellated floor) with the sitting room and the dining room on either side. The latter connects to the kitchen, complete with Aga and the garden room beyond. The utility room, cloakroom and cellar are all at the rear of the property with external access to a courtyard and bin store and steps up to the

driveway. The master bedroom has a shower room off, the guest bedroom (currently used as a study) has a dressing room and shower room off, with a further double bedroom and bathroom on the first floor. The top floor has three further good sized bedrooms and another bathroom with shower cubicle. The driveway can accommodate several cars and there is a timber frame car

port, while the garden sweeps round the house (part mellow brick walls) with an extensive lower section (gently sloping) with outbuildings and a vehicular access at its foot.



LOCATION

Rosare sits in an elevated setting on the edge of Woodchester, at the south end of the village. The Woodchester Valley is a particularly lovely part of the Cotswolds and the village which straggles along its slopes, is strategically situated almost midway between the market towns of Stroud and Nailsworth. With a pub, shop/post office and popular primary school, the village appeals to all ages, not least because it adjoins Woodchester Park, over 500 acres of lakes and ancient woodland, in the care of the National Trust. The sun rises on the front of Rosare, which has lovely views across the valley opposite and is on a no through lane leading to a public footpath around a picturesque valley which is owned by the National Trust. Nearby Nailsworth has excellent shopping and free parking, while Stroud has a large Waitrose plus several other supermarkets. From its mainline station, services in to London Paddington take circa 90 minutes and the town is just off Junction 13 of the M5 Motorway. A great choice of schools is available locally including Beaudesert Park, Wycliffe College and Westonbirt as well as Stroud High and Marling in Stroud - both Grammar schools, while for golfers Minchinhampton has two clubs offering three testing courses.



DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Nailsworth on the A46. Pass the Old Fleece public house on your left and take the second right thereafter signposted to South Woodchester. At the subsequent 'T Junction' in front of the War Memorial turn left and continue on up through the village taking the next sharp right turn uphill into Bospin Lane and the next right into Lagger Lane. Rosare is straight ahead on the right of the lane.







MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

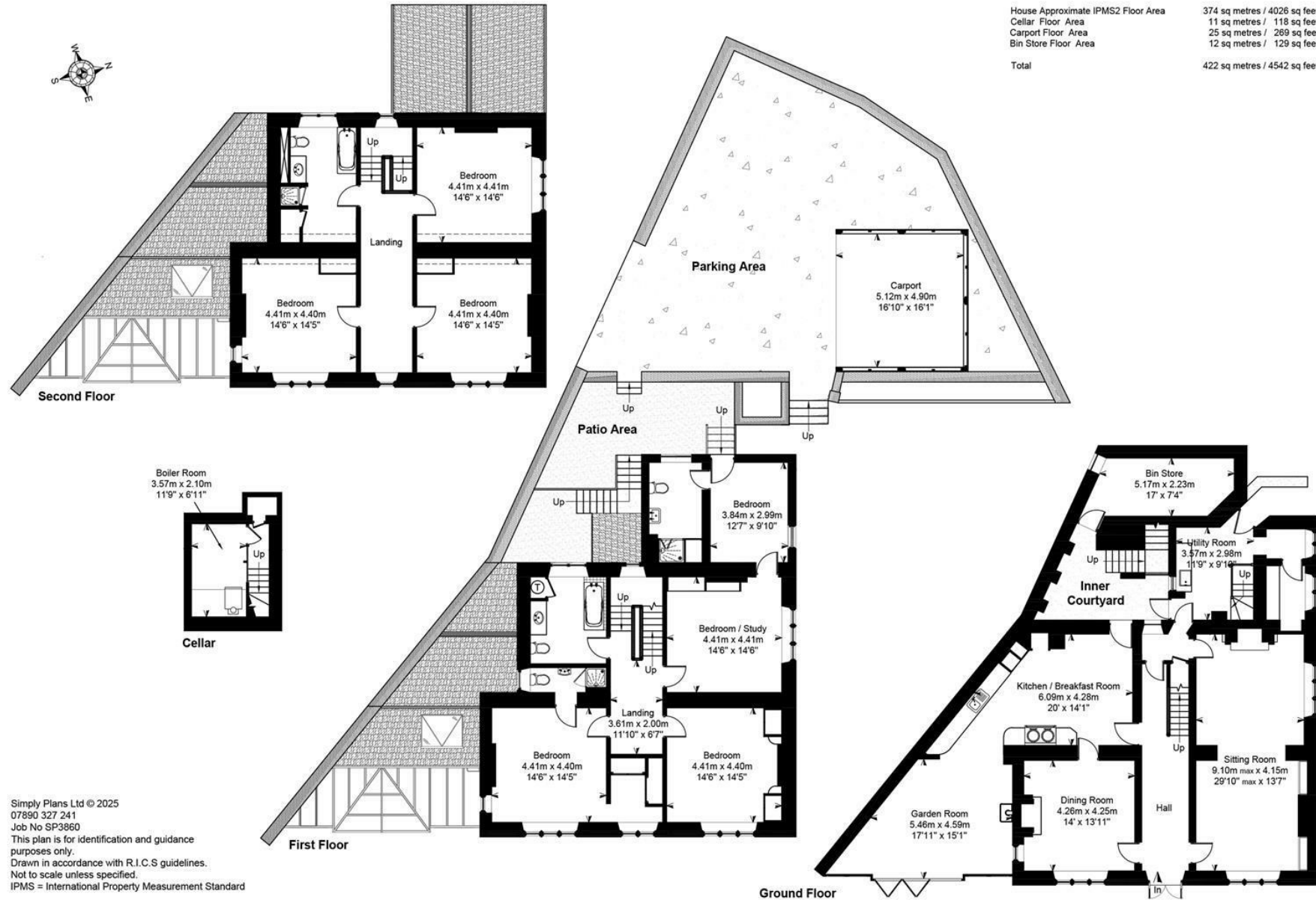
SERVICES

Mains electricity, gas, water and drainage are believed to be connected to the property, Gas CH. Stroud District Council Tax Band H, £4,650.16 2025/26. Ofcom Checker: Broadband - Standard 14 Mbps, Superfast 58 Mbps. Mobile - Indoor: Three likely, others limited Outdoor: all likely.

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334

Rosare, Lager Lane, South Woodchester, Gloucestershire

House Approximate IPMS2 Floor Area	374 sq metres / 4026 sq feet
Cellar Floor Area	11 sq metres / 118 sq feet
Carport Floor Area	25 sq metres / 269 sq feet
Bin Store Floor Area	12 sq metres / 129 sq feet
Total	422 sq metres / 4542 sq feet



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 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

SUBJECT TO CONTRACT

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