

THE OLD COACH HOUSE  
SOUTH WOODCHESTER



THE OLD COACH HOUSE  
LAGGER LANE  
SOUTH WOODCHESTER  
STROUD  
GL5 5EJ

A delightful 4 bedroom freehold house with a wonderful garden and incredible views located in the popular village of Woodchester.

**BEDROOMS: 4**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £645,000**

**FEATURES**

- 4 Bedrooms
- 2 Reception Rooms
- Eat-in Kitchen/Diner
- Detached
- Views
- Landscaped Gardens
- Freehold
- Off-Street Parking for several Vehicles
- Offered Chain Free



**DESCRIPTION**

The Old Coach House is a pretty Cotswold Stone detached property in a popular village location. Set behind high walls offering privacy with a wonderful landscaped garden with incredible views across the valley towards Amberley.

A gated front driveway offering an abundance of off-street parking leads up to the house which is entered directly into the kitchen/breakfast room. With a feature arched window and door this room is filled with natural light. This leads through to a separate dining room also with doors out to the front driveway, with a guest WC off.

Stairs from this room lead up to the first floor landing off which is a first bedroom (currently used as a home office) and the sitting room. The sitting room has a feature open fireplace and stone mullion windows offering the first opportunity to take in the view. A door leads out to the top of the garden which is to the side of the property.

On the second floor are three further bedrooms, two at the front of the property with views across the valley, a family bathroom and separate WC.

The gardens are a key feature of this lovely home. Beautifully landscaped and terraced with Cotswold stone walling and immaculate yew hedging, the garden offers several different levels and entertaining areas all taking full advantage of the wonderful far reaching views.





## DIRECTIONS

Travelling on the A46 from Stroud in the direction of Nailsworth pass the Old Fleece public house on your left and take the second right signposted to South Woodchester. At the subsequent T-Junction by the War Memorial, turn left and after passing The Ram Inn, turn right up into Lager Lane. Follow this round a right hand bend where the driveway for The Old Coach House will be found on your left hand side.

## LOCATION

Woodchester is a quintessential Cotswold village with two thriving pubs, local store and post office and a popular primary school, located almost midway between the market towns of Stroud and Nailsworth, both of which offer a host of independent retailers, restaurants and cafes.

Stroud is well-known for its Bohemian arts vibe and also for its award-winning Saturday Farmers Market. Stroud has excellent facilities for sport and leisure as well as several leading supermarkets, including Waitrose.

The village adjoins Woodchester Park with over 500 acres of lakes and ancient woodland, in the care of the National Trust. The award winning Woodchester Valley Vineyard is located on the slopes of the village, with further vines on the opposite side of the valley.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse, are both within easy driving distance.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes.

The M5 motorway, junction 13 is also easily accessible from Stroud.



## The Old Coach House, South Woodchester, Gloucestershire

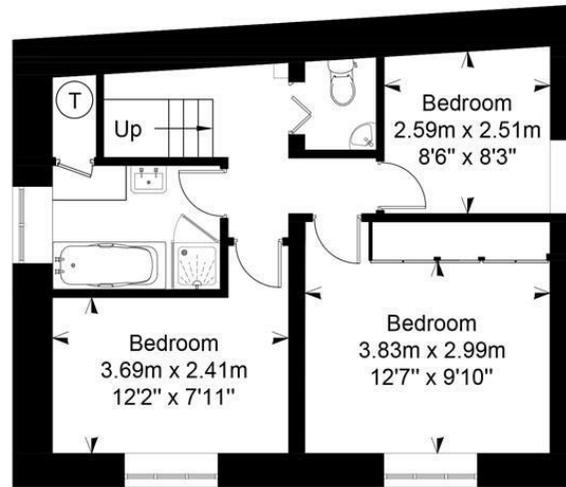
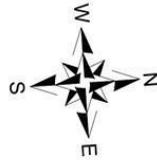
Approximate IPMS2 Floor Area  
House 131 sq metres / 1410 sq feet

Simply Plans Ltd © 2025  
07890 327 241  
Job No SP3766

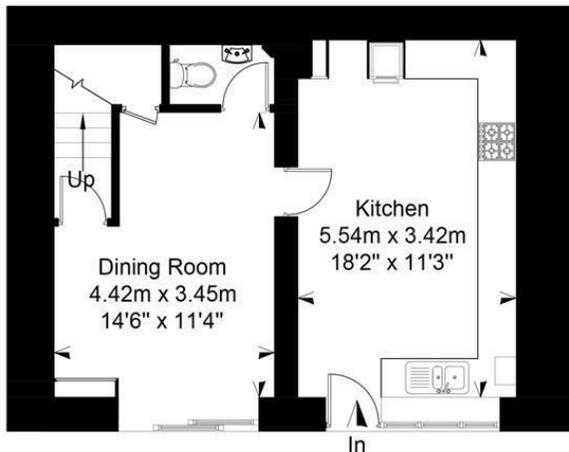
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

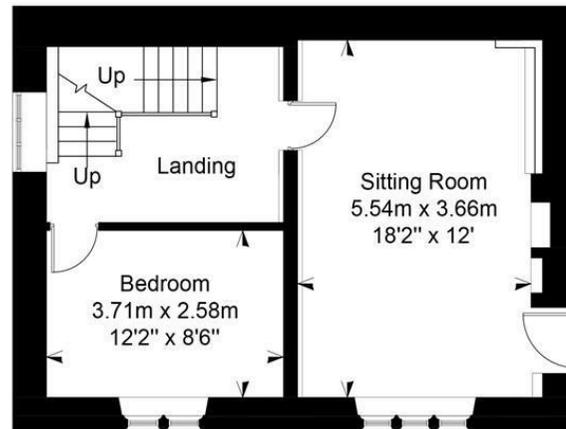
IPMS = International Property Measurement Standard



**Second Floor**



**Ground Floor**



**First Floor**

## 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

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552  
stroud@murraysstateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655  
painswick@murraysstateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334  
minchinhampton@murraysstateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

E

### SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3,138.46. 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