

**Home Ground, Church Road, North Woodchester**  
Gloucestershire, GL5 5PF



Detached house | Four double bedrooms

Bespoke modern kitchen / dining room with doors to garden | Beautifully presented throughout

Large garden with fantastic views across the valley | EPC D

**Guide price £990,000**



# Home Ground, Church Road, North Woodchester

## Gloucestershire, GL5 5PF



4 Bedrooms



3 Bathrooms



3 Receptions

Located in a private and most beautiful of locations in the much sought after area of North Woodchester stands this much improved and updated large four bedroom family home offering spacious accommodation, plenty of parking and spectacular views towards Woodchester Park.

On entering there is a spacious entrance hall which benefits from a downstairs cloakroom. Leading on there is a spacious family room with wood burning stove and double doors leading out to the garden and patio area. Following through there is a separate sitting room which leads into the updated and beautifully open plan kitchen /breakfast room which has plenty of built-in units and a central breakfast island. There is also plenty of room for a formal dining table, and there are doors leading out to a raised terrace.

Also on the ground floor there is a good size utility room with access to the outside and there is also a spacious dining room with double doors leading out to the rear garden.

To the first floor there are four double bedrooms, the Master being of a generous size with a beautiful en-suite bathroom. Another of the bedrooms also enjoys its own shower room. All enjoy glorious views out to Woodchester park and there is also a good size family bathroom.

To the outside, Home Ground is accessed along a country lane which leads into the grounds where there is plenty of parking, and the garden sweeps round to the front where the house commands an elevated position to take in the breath taking views of the surrounding countryside.

The property has been tastefully updated to a high standard by the current owners.

### Amenities

The village of Woodchester is a picturesque Cotswold village located in an elevated position on the slopes of Woodchester Valley between Stroud and Nailsworth. The local amenities offered by Woodchester include a Primary School (rated by



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OFSTED as Outstanding) , two Public Houses, Village Shop with a Post Office and Parish Church. Country walks are close at hand at Selsley Common, Woodchester Park and the surrounding area.

The nearby market town of Nailsworth is just a short drive away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival.

A few miles away, Stroud offers a number of large supermarkets as well as its renowned Saturday Farmers' Market in the centre, high street shops, banks and individual boutiques. There is a cinema and ten pin bowling as well as leisure centre. Stroud offers several good secondary schools including a boys and a girls grammar school.

The area offers convenient road links to all main cities, towns and rail links in the area including Stroud's mainline train station that is approximately 3 miles away and offers an 80 minute (approx.) rail journey to Paddington.

### Directions

From our office in Nailsworth take the A46 towards Stroud. After approx. 2 miles turn left into Selsley road signposted North Woodchester. Follow the road up the hill and take the third turning on the left into Church Road - signposted to The Royal Oak. Just past the first turning on the left (Berrymore Road) take the right hand turning into the driveway for Home Ground.

### Services & Tenure

We believe the property is served by mains electricity, oil, mains water and private drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

### Local Authority

Stroud District Council

Ref: NAI/26213







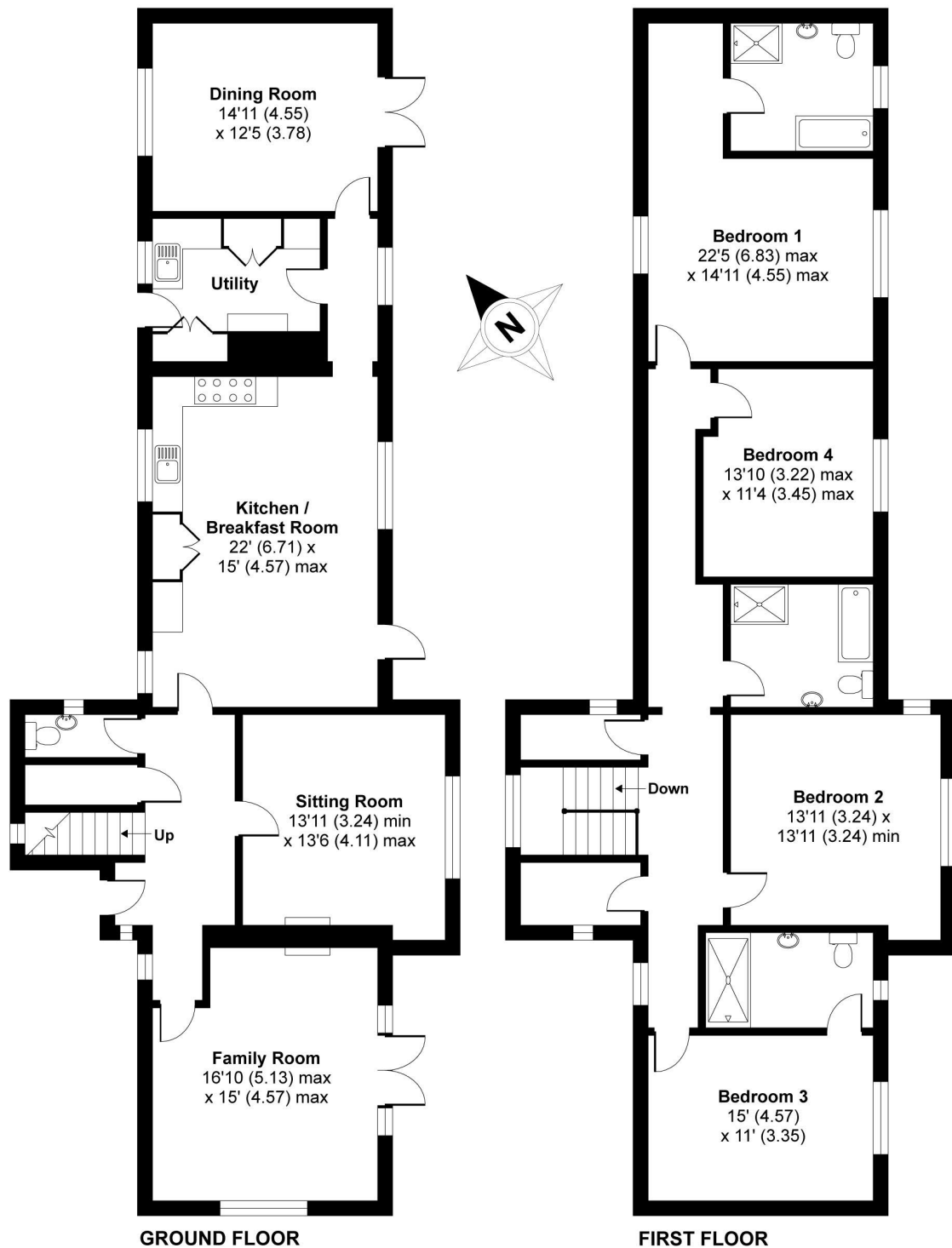






# Church Road, North Woodchester, Stroud, GL5

APPROX. GROSS INTERNAL FLOOR AREA 2694 SQ FT 250.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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