



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# OLD SCHOOL HOUSE , THE LANE, RANDWICK, STROUD, GL6 6HL

## *The Property*

This is a charming cottage set in the heart of the village with delightful views. The current owners have enjoyed the cottage since 2016. They have sympathetically restored to a very high standard and internally re-modeled the space.

They have seamlessly created modern living space with all the period features beautifully throughout. A wealth of period features throughout : exposed stonework, beams and solid oak doors wooden floors, deep window sills in stone with incredible views.

A very handsome detached three storey cottage with a driveway on approach with grounds sitting below taking full advantage of the views across the valley. A public footpath sits to the front of the cottage providing access to the village school.

A garden gate provides access to Old School house leading directly into a delightful kitchen/breakfast room with a very well-designed space, a boot/cloaks area to include seating. French doors opening to a rear sun terrace whilst a central island takes centre stage with eating area. Solid wooden block worktops, a ceramic Belfast sink inset with wonderful views to the front. Soft green cabinets with a range cooker.

Leading to a stunning sitting/dining room with a lovely inglenook fireplace and log burner inset, recessed log store to the side. The space opens up to a delightful dining space, The owners have a lovely recessed shelving area with enclosed cabinets below perfect for the best china or storage. They currently house a large farmhouse table and chairs and seat with ease eight. Throughout this room lovely oak flooring.

Step leads up to a very cosy snug with views to the front and a doors leads off to a very useful store room. A rear hallway from the sitting room area, provides access to a cloak/shower room with door to the rear terrace. Perfect space after walks for those muddy wellies. Enclosed staircase from the sitting room leads to a wonderful solid spiral staircase to the first floor landing.

L shaped landing provides access to three double bedrooms and a family bathroom suite. with a further spiral staircase leading to the master suite. Double doors on the landing open to a very good sized linen cupboard.

Three beautiful double bedrooms all having wonderful views and a wealth of natural light. Complimented by a beautifully presented four-piece family bathroom suite with oak flooring, window seat, exposed stonework, two basins on a dresser. A good size bath, great for children's bath time and of course a wonderful relaxing space with a separate shower cubicle, having wonderful views across the valley.

A further spiral staircase leads directly into the master bedroom suite, you are greeted by exposed beams open to the eaves with so much natural light and a wealth of space for freestanding furniture. Stunning views to the front and a high window to the side provides a lovely aspect of the school bell and Randwick woods in the background. Completed by a lovely en-suite shower room.

I was very fortunate to see the cottage before the current owners bought it and they have truly transformed this cottage to create a stunning home.





# Outside

## Grounds

From the garden gate a pathway to the rear provides access to a chipping area perfect terrace for the early morning coffee, a brick built store divided to create a garden store and log store. This could be converted to create a home office if required.

Directly in front of the cottage, a public footpath provides an ease of access to the village primary school and great walks. A stone wall with gate provides access to the driveway with parking for three cars.

Steps lead down to open lawned garden, enclosed by open picket fencing, surrounded by open fields, complete with summer house that takes centre stage, perfect for summer evenings where the children can play whilst the adults relax over a glass of wine or two.

Perfect location to admire the open views across the valley. A variety of fruit trees sit against the dry stone walling, a lovely raised terrace perfect for a bistro table and chairs, a lovely wooden bench to sit and take in the views or sit and read a good book.

What more could you ask for, safe space for the children to play, perfect for a summer gathering with a short walk to the village pub.



## Useful Information

**Tenure:** Freehold

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band E and EPC rating D



## Location

Randwick, now a traditional Cotswold village from once several small hamlets and shelters beneath the western crest of a Cotswold Escarpment NW of Stroud. The village is a pleasing picture of traditional stone, (called lagers by the locals) remnants of its Weaving past. These line a maze of winding lanes adjoining parishes of Stonehouse and Standish.

Walks to the top of the ridge are rewarded with panoramic views of nearby Randwick Woods adjoining Standish woods.

Randwick C of E Primary School is highly regarded for its Christian values and achievements and currently an Ofsted outstanding school: <https://reports.ofsted.gov.uk/provider/21/115645>

A village hall, centre for annual Randwick Wap and other social activities.

In the heart of the village The Vine Tree Inn offers a warm welcome and appreciation of village life. On a typical evening you will find the pub with a wide variety of customers from local organisations having a meeting, the pub darts team in mid game to a lone dog walker enjoying a sneaky pint (dog in tow). The restaurant is very well regarded where you can sample the fine foods on offer, all home cooked. The Wap, locally renowned and highlight of village life, originally dates back to at least middle ages. An old custom abolished in 1892 and reintroduced 1972 incorporating early Pagan elements and takes place each May.

A short drive to Cashes Green, Cainscross, and Ebley offer a range of small shops: small supermarket, pharmacy, hair salon, fish & chip shop, cafes, several pubs, gymnasium, children's play centre, schools, rugby club and garages.

Within easy access is the whole spectrum of educational opportunities, alternative primary schools. Senior schools. Major bus and rail links are in Stroud only 1.5 miles and M5 J13 only 4 miles.



## Directions

Coming from Stroud town centre from the Ecotricity roundabout, take the first exit then the second exit onto Cainscross road. Follow the road to a large roundabout known as the Tricorn island, take the second exit, keep on the right on approach to the traffic lights. Turn right onto Cashes Green Road. Follow the road over the railway bridge and continue on Cashes Green Road. Continue on this road passing the primary school on the right. You will drive through a hamlet called Townsend where it becomes more rural. The road starts to narrow as you approach the village of Randwick, you will pass the church on your right. Shortly after you will see a road on the right along with a signpost for the village school see a sign for the school. This road is The Lane follow the road and as it bends to the right The Old School house is on the right as denoted by our for sale board.



# Old School House, The Lane, Randwick, Stroud, GL6

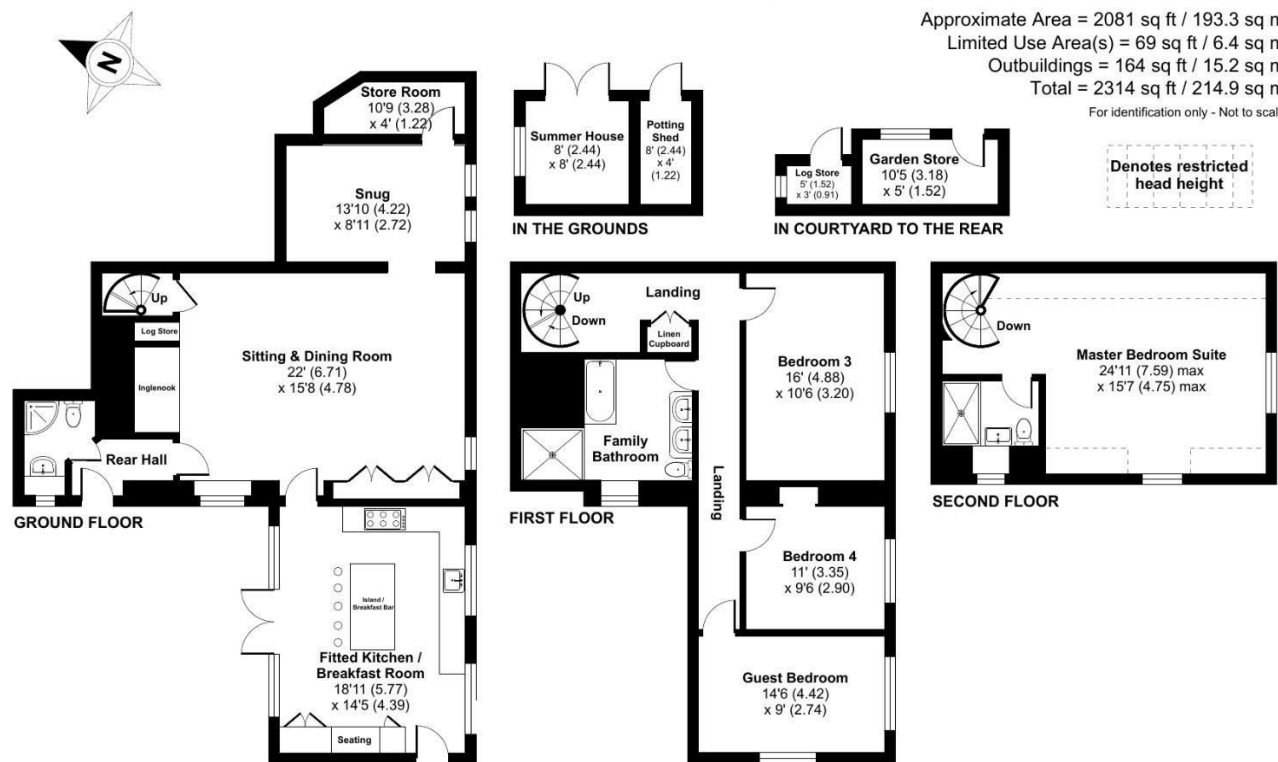
Approximate Area = 2081 sq ft / 193.3 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

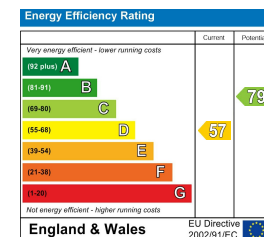
Outbuildings = 164 sq ft / 15.2 sq m

Total = 2314 sq ft / 214.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1093004



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