

Oakstone House

Atcombe Road, South Woodchester, Stroud





A stunning architect-designed oak framed house, approached off a no-through road and with outstanding views across from Woodchester Valley to Amberley, there is an internal lift to all floors.

Nailsworth 1.5 miles | Stroud Station 3 miles | Tetbury 6.5 miles | M5 7 miles | Cirencester 14.5 miles | M4 25 miles.
(All distances and times approximate).


5


4


3

Summary of accommodation

Main House

Ground Floor: Hall | Family room | Stores | WC | Bedroom with dressing room and en suite shower

First Floor: Principal bedroom with dressing room and en suite shower | Bedroom with en suite shower | Two further bedrooms | Bathroom

Second Floor: Kitchen/dining/family room | Drawing room | Utility | WC | Balcony

Garden and Grounds

Formal landscaped gardens | Three bay carport with workshop/studio over | Various terrace areas | Large flat lawned area
Widing tarmac drive with turning circle

Situation

(Distances and times are approximate)

Situated on elevated ground towards the edge of the popular village of South Woodchester, just to the west of the A46 and close to the National Trust owned Woodchester Park, in the Cotswold area of outstanding beauty. It is about halfway between Nailsworth and Stroud, opposite the village of Amberley, and has good access to the M4 and M5 motorways and Stroud railway station with train links to London (Paddington).



There are excellent facilities locally, including two churches, a post office with a shop, a primary school and a pub, The Ram. In Nailsworth, there is a wide range of individual shops, including William's, a multi-award winning seafood restaurant, fishmonger and delicatessen, Hobbs House Bakery and several other good quality restaurants, pubs and inns.



There are two highly regarded grammar schools in Stroud, Beadesert Park Prep and Pre-prep, which lie about 1.5 miles away up on Minchinhampton Common and Wycliffe College, found in nearby Stonehouse.



The area is well served by many leisure and recreational opportunities, including three challenging golf courses at Minchinhampton, and the excellent Woodchester Valley vineyard is on your doorstep.



The Property

Oakstone House is a unique contemporary home built around a Welsh Oak frame with natural Cotswold stone and light-rendered elevations under a Welsh slate roof. The property enjoys beautifully presented and highly versatile accommodation across three floors, measuring just over 4,600 sq ft, with ample room for entertaining, working and relaxing. The house was completed in 2016 to exacting standards and benefits from the remaining balance of a 10-year NHBC guarantee.

Of particular note on the ground floor is the hall, giving rise to a spectacular triple height space reaching to the uppermost second floor with cascading natural light flooding the space. On the second floor, the kitchen/family room and living rooms are sensational, with high vaulted ceilings exposing fabulous oak rafters and beams, and have the best views of all.

Other highlights include a new high specification German Leicht kitchen with all new appliances including a top of range Qooker, CUBE tap and Insinkerator waste disposal unit. There's a four-person lift situated in the rear utility / pantry that can take a wheelchair to all floors. There is a potential to create a self-contained flat on the ground floor. The house is thermally very efficient due to exceptional insulation, thermal glass and an efficient heating system.







Outside

Approached via a tarmac drive, which sweeps up from Atcombe Road between Cotswold stone walls to a three-bay extra-wide carport with parking and turning space in front. The garage has a large upper floor that is carpeted and has plumbing and electricity. At the end of the drive there is an electrical connection for driveway gating if required.

Above the carport is a large studio/workshop, and on one side, there are some useful outbuildings, including a spacious garden mower shed. In addition, there is a bin and a log store. Immediately in front of the house is a wide flagstone paved terrace flanked by clipped, beautiful, planted borders.

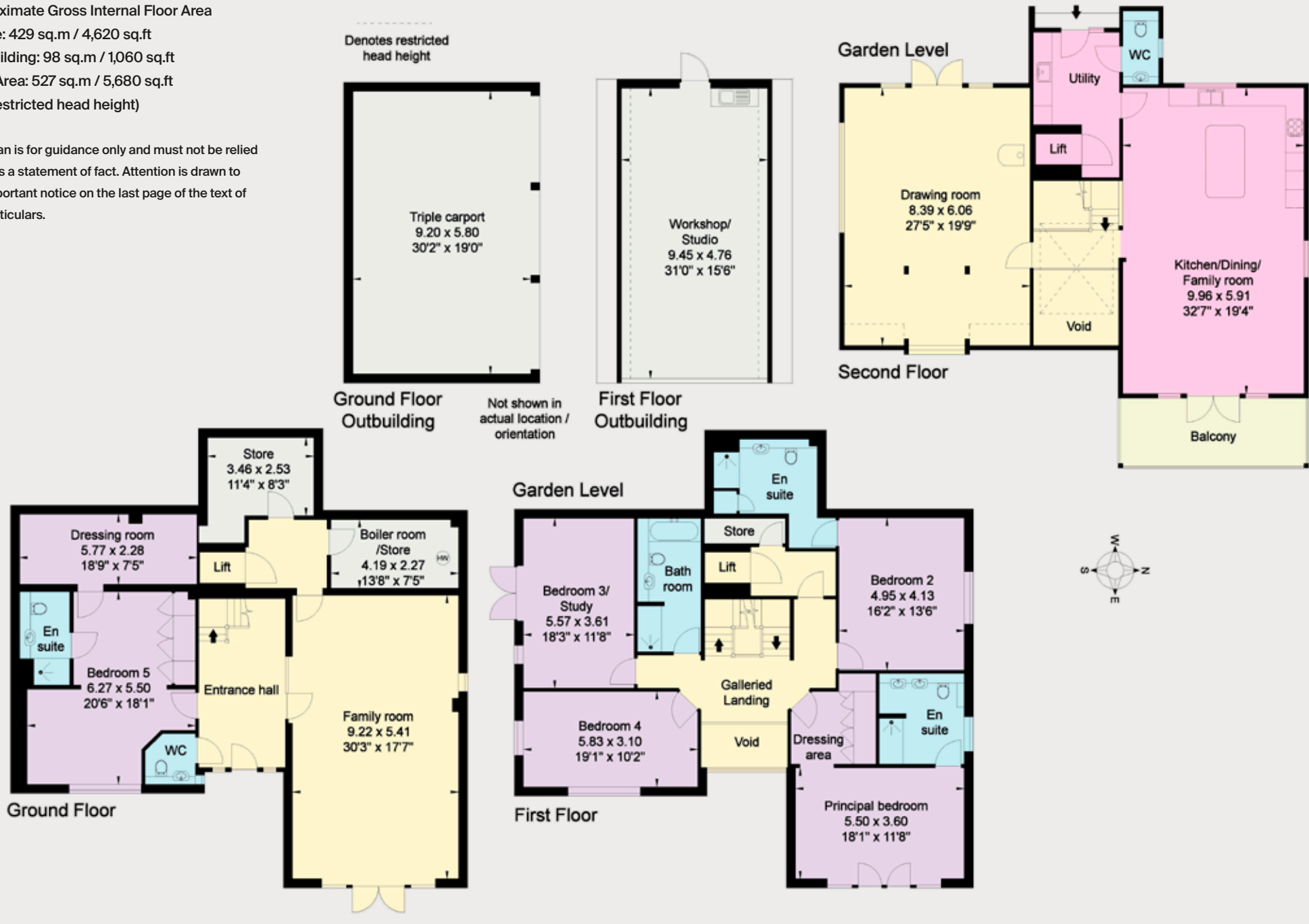
The garden has been professionally landscaped and planted for ease of maintenance. A gravel path winds its way up to the southwest of the house to a second sun terrace and on up to the top of the garden, where a third paved patio is positioned to capture the last of the afternoon sun. There is an area of lawn at the top, part of which is shaded by a mature Lime tree.

Both the driveway and garden paths have lighting installed.

FLOORPLAN

Approximate Gross Internal Floor Area
House: 429 sq.m / 4,620 sq.ft
Outbuilding: 98 sq.m / 1,060 sq.ft
Total Area: 527 sq.m / 5,680 sq.ft
(Inc. restricted head height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

- Tenure:** Freehold
- Services:** Mains electricity, water and drainage. Mitsubishi ECODAN air source heat pump. All rooms have underfloor heating with room temperature controllers.
- Directions (GL5 5EW):** What3Words: ///overgrown.triangle.vitamins
- Local Authority:** Stroud District Council
- Council Tax:** Band H
- EPC:** B
- Guide Price:** £1,995,000
- Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cirencester
One Market Place
Cirencester
GL7 2PE

Georgina Mason
01285 882 004
georgina.mason@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.