



Sawyer's
Sales & Lettings

**22 Woodlands Close, Eastcombe, Stroud,
Gloucestershire
Price £275,000**

22 Woodlands Close, Eastcombe, Stroud, Gloucestershire, GL6 7AZ

A neatly presented two bedroom coach house in Eastcombe village, offering bright modern living, en suite, carport, and access to local amenities, schools, and countryside.

A two bedroom Coach House in Eastcombe with modern comfort & Cotswold charm

Set within the idyllic and highly desirable village of Eastcombe, this two bedroom coach house style property offers a rare blend of modern comfort and Cotswold charm. Positioned in a peaceful cul-de-sac at the peak of the Stroud Valleys, the property enjoys a tranquil setting with stunning surroundings. Built in 2013 by Cala Homes, this well maintained home is perfect for first time buyers, downsizers or investors seeking a stylish residence in an Area of Outstanding Natural Beauty.

Accommodation

The property is accessed via a private entrance, with stairs leading to a first floor layout. At the heart of the home is a sitting and dining room, enhanced by a generous window that fills the space with natural light. Adjacent to the living area is a separate modern kitchen, thoughtfully designed with fitted units and integrated appliances. The principal bedroom is a comfortable double and benefits from its own en suite shower room, while the second bedroom offers ample space and is served by a well appointed main bathroom located off the central hallway. Two built in cupboards provide practical storage, contributing to the home's overall functionality.

Design and Features

Tastefully decorated throughout, the coach house combines contemporary styling with practical features. Double glazing and gas central heating ensure year-round comfort, while reliable internet connectivity supports modern living needs. The layout is both efficient and inviting, with clean lines and a neutral palette that allows for easy personalisation. Every detail has been considered to create a home that is both attractive and easy to maintain.

Parking Carport

Parking is well catered for with off street provision via a private carport with potential for the installation of an electric vehicle charging point. Beneath the coach house itself, useful storage space adds further practicality and makes the most of the available footprint.

Location and Lifestyle

Eastcombe is a picturesque village nestled between Stroud and Cirencester, known for its elevated position and stunning views across the Cotswold countryside. The village boasts a thriving store and post office, a popular traditional pub and excellent schools including Thomas Keble Secondary and Eastcombe Primary, both rated Good by Ofsted. A vibrant community spirit is evident through regular events such as cinema nights and wine walks, fostering a welcoming and active lifestyle. Just a short drive away, Stroud offers a rich cultural scene, a bustling market and excellent transport links including direct rail services to London Paddington in approximately one hour and thirty minutes. With easy access to the M5 motorway, commuting to Gloucester, Cheltenham and Bristol is straightforward, making Eastcombe a perfect blend of rural charm and urban convenience.

Material Information

Title Number: GR374142
Tenure: Freehold
Service charges for Estate Road and green area's: £500 per year
Management Company: Remus management, Salisbury, SP2 7QY
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Annual price £1,819.14 (2025/26)
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (5 Mbps) Superfast (80 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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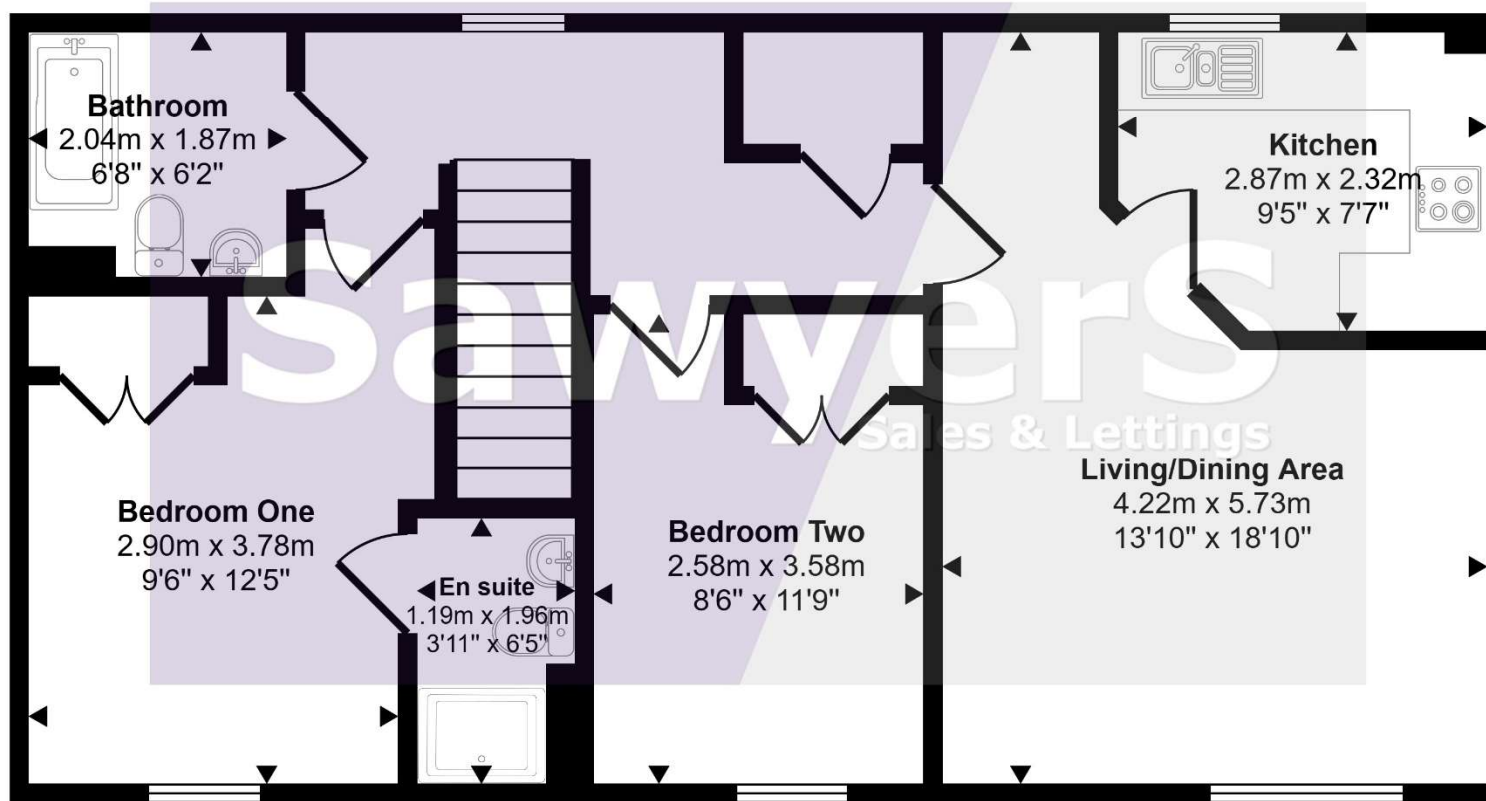
Directions

For SAT NAV use: GL6 7AZ

From Stroud take the A419 London Road towards Cirencester, continue through Thrupp and into Brimscombe. Turn left into Toadsmoor Road, continue to the top of the hill and through the traffic lights. Continue on to Vatch Lane, which in turn continues into Bracelands, passing Thomas Keble School on your right. Turn left into Woodlands Close, where the property will be found on your right, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
66 sq m / 711 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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