



**Selsley Road, North Woodchester GL5 5NG**  
**£385,000**





# Selsley Road, North Woodchester GL5 5NG

• Semi-detached cottage located in a sought after village location • Two double bedrooms • Abundance of character features • New combi boiler fitted in 2024 • South facing garden with far reaching views of local countryside • External studio with WC and power making it an ideal home office • Garage with power and light • Freehold • Council tax band D (£2,285.84) • EPC rating D56



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

£385,000

## Entrance Hall

Wooden door to entrance hall. Access to living room.

## Living Room

Wooden double-glazed window to front elevation and wooden double-glazed window to rear elevation. Woodburning stove. Access to kitchen/diner. Radiator.

## Kitchen/Diner

Wooden double-glazed window to side elevation, wooden double-glazed window to rear elevation and wooden double-glazed bi-folding doors to rear garden. Range of wall and base units with appliances to include five ring electric hob, oven, integrated dishwasher and Belfast sink. There is space for a washing machine and fridge/freezer. Stairs rising to the first floor. Radiator.

## Bedroom One

Wooden double-glazed window to front elevation. Over-stairs storage. Radiator.

## Bedroom Two

Two wooden double-glazed windows to side elevation. Radiator.

## Bathroom

Wooden double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

## External Studio

Two wooden double-glazed windows. Separate low-level WC and wash hand basin.

## Outside

The landscaped rear garden is fully enclosed and mostly laid to lawn, along with a tiered patio space and a courtyard. There is an external studio that benefits from power, light and a WC, making it an ideal home office. The garage also has power and light and can be accessed via the garden or the communal car park next to the property.

## Location

The village of Woodchester is situated between the towns of Stroud and Nailsworth. Local amenities include a primary school, two village pubs, village Shop with a post office, and parish church. Junction 13 of the M5 motorway is approximately just under six miles proving easy access to Gloucester, Cheltenham and Bristol. A wider range of facilities is available in Stroud where you will find a variety of restaurants and an award winning weekly farmers market. There is also a main line railway station connecting to London (Paddington), Gloucester and Cheltenham.

## Material Information

Tenure: Flying Freehold.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,285.84 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

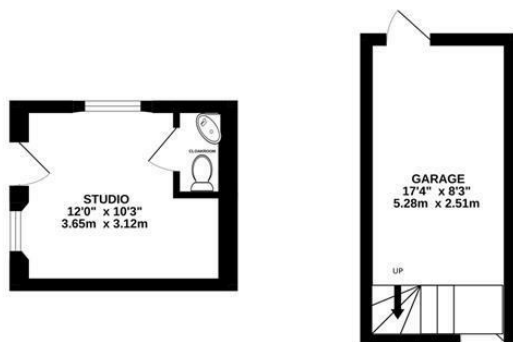
Heating: gas central heating along with electric underfloor heating on the ground floor.

Broadband speed: 8 Mbps (basic) and 80 Mbps (superfast).

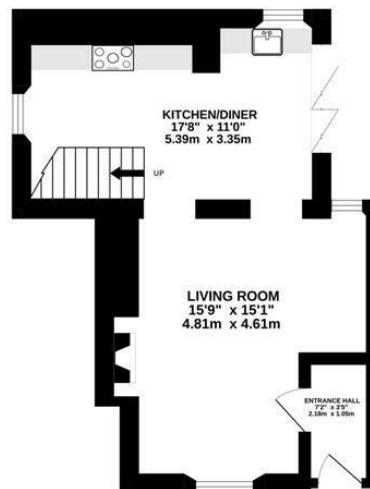
Mobile phone coverage: EE (Limited), Three, O2 and Vodafone (Limited).



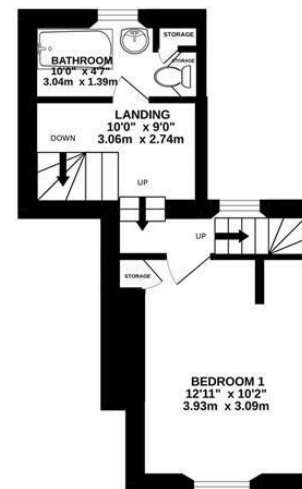
EXTERNAL  
265 sq.ft. (24.6 sq.m.) approx.



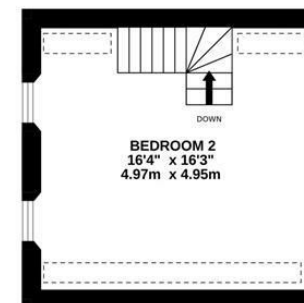
GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

