

# VINEYARD VIEW SOUTH WOODCHESTER



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## VINEYARD VIEW, LAGGER LANE, SOUTH WOODCHESTER, STROUD, GL5 5EJ

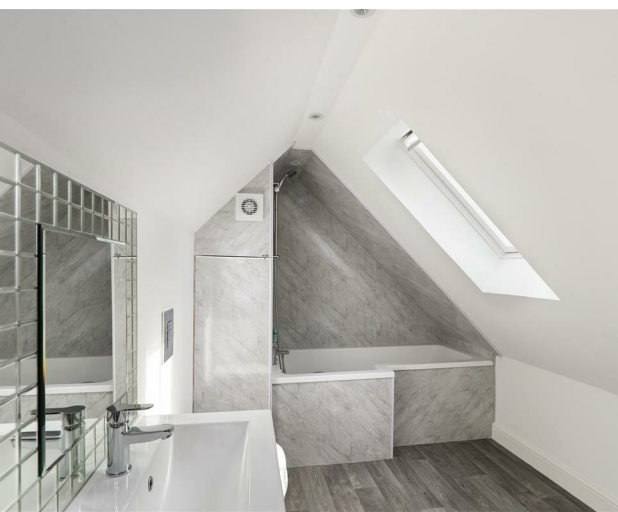
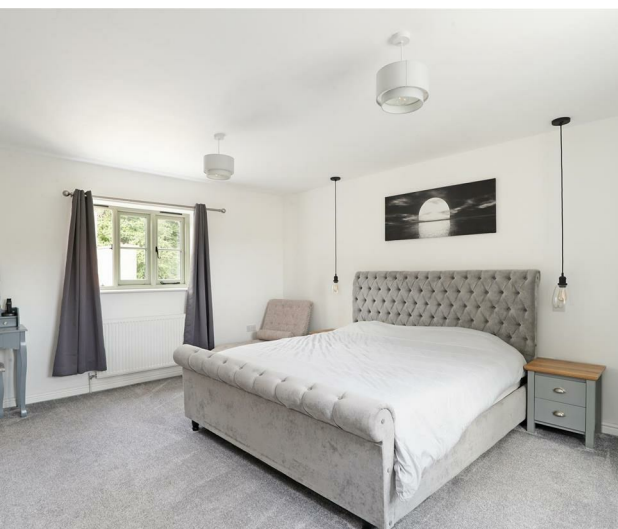
AN BEAUTIFULLY DETACHED MODERN HOME, BUILT USING TRADITIONAL MATERIALS. PROVIDING FAMILY ACCOMMODATION AND VALLEY VIEWS IN A PRETTY COTSWOLD VILLAGE SETTING.

### *The property*

With valley views across to the neighbouring Vineyard, lies this beautifully presented village home. Built in 2022 by the current owner, Vineyard View has been constructed using traditional materials, thus providing great charm and character, whilst simultaneously boasting the comforts and benefits of a modern build, with a B EPC rating. Affording a private position, the property sits behind a Cotswold wall and electric gates, with a pretty period red brick wall forming a back drop to the plot. The main door opens into a useful entrance porch which in turn leads to an inner hallway. Stairs rise to the first floor and doors radiate to the living space and a downstairs cloakroom. The sitting room extends to the front of the property, where a fireplace with woodburning stove inset, forms a focal point to the room. Forming the hub to the home and undeniably impressive, the social family kitchen spans the depth of the house, affording an outlook across the valley to the front,

with double doors and windows opening to the paved courtyard and entertaining space to the side. Measuring a whopping 32'4", the room provides space for formal dining and living. An island presents a place to gather whilst food is prepared and along with an extensive range of wall and base cabinets offers excellent storage. Further features include a range cooker, American style fridge freezer and built in dishwasher. A door opens to the adjoining utility. From the split level staircase a stable door opens to the rear lawned garden. Three well proportioned bedrooms are located on the first floor, with the main bedroom being particularly noteworthy, due to its dimensions, walk-in wardrobe and ensuite facility. The remaining two bedrooms are served by a bathroom. From the landing a staircase rises to the top floor and a large attic bedroom suite, with bathroom facility and modern electric radiators. This large area offers a retreat for adults or a bedroom/study area for an older child





**Guide price**  
**£850,000**

- Entrance porch & hallway
- Cloakroom & utility
- Sitting room
- Family kitchen/dining/family room
- 4 bedrooms
- 3 bath/shower rooms
- Enclosed, private gardens
- Gated driveway
- Gas centrally heated
- Ofcom - Superfast 54 Mbps 10 Mbps - Indoor mobile signal likely with Three

### **WITHIN EASY REACH...**

*Nailsworth - 2.1 miles*  
*Stroud - 2.5 miles*  
*Kemble Railway Station - 12 miles*  
*Cirencester - 15 miles*  
*Cheltenham - 16 miles*  
*Bath - 28 miles*  
*Bristol - 30 miles*

## *Outside*

Gates open to a driveway providing private parking for two to three cars. A tarmac area outside the gates falls within the properties title and whilst designed for turning, is also used for parking by the current owners. Gardens extend to the side and rear of the house, with the rear garden affording an elevated outlook across the valley and to the neighbouring Vineyard. The rear garden has been laid to lawn, with a mature border planted with a variety of plants and shrubs extending to the rear boundary and providing great interest and colour. A patio provides the perfect spot for a hot tub and dining table. Outside lighting along the period redbrick wall, running along the rear boundary further adds to the gardens appeal. The sheltered side courtyard is equally beautiful, landscaped to include two large paved seating terraces, with a curved Cotswold stone wall and pathway providing access to the rear garden. Adjoining the kitchen and similarly boasting outside lighting, the area is well designed for entertaining. A period redbrick outbuilding provides useful storage, whilst a pedestrian gate set within a high Cotswold stone wall offers access onto the lane.

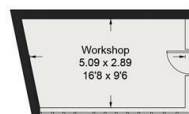
## *Situation*

Lagger Lane, is an elevated country lane lying in South Woodchester village towards Nailsworth. Woodchester is made up of two areas, North and South; there is a primary school, a pub (The Royal Oak) and a post office stores. It is also home to the well-regarded Woodchester Valley Vineyard. Nailsworth is just over 2 miles away and offers a choice of shops, and eateries, with more in Stroud including an award winning Farmers' Market. Other local towns include Tetbury and Cirencester. Educational facilities within the area are excellent in both the private and public sector. The latter include a variety of grammar schools including Stroud High and Marling School in Stroud and in the private sector there is Beadesert Park at Minchinhampton and Wycliffe at Stonehouse. Access to the M5 motorway is via junction 13 at Eastington. Direct rail services to London Paddington (London) from Stroud and Kemble. There are many local sports facilities including various golf courses.

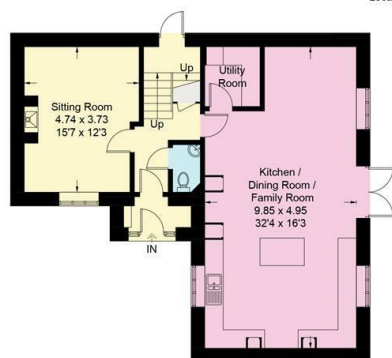




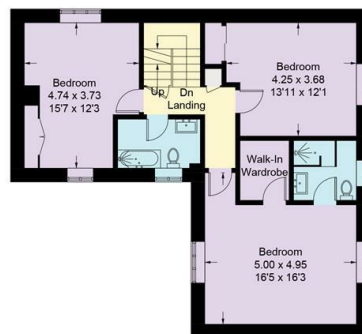
Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft  
 Workshop = 14.8 sq m / 159 sq ft  
 Total = 225.1 sq m / 2423 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122982)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 5EJ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District Council. Council Tax Band F and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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