

PUCKSHOLE HOUSE PAGANHILL



WHITAKER
SEAGER



PUCKSHOLE HOUSE, PAGANHILL, STROUD, GL5 4BB

NESTLED DOWN A PRIVATE DRIVE, THIS MAGNIFICENT AND SPACIOUS SEMI-DETACHED COTSWOLD HOME OFFERS A SERENE RETREAT WHILE REMAINING CONVENIENTLY CLOSE TO LOCAL AMENITIES.

The property

Set within a semi-rural location close to local amenities, this distinctive semi-detached Cotswold home offers over 3100 sq. ft. of accommodation, blending period charm with modern convenience. From the moment you step inside, its character is immediately apparent, with stone mullion windows, Cotswold stone walls, and exposed beams complemented by elegant limestone tiled flooring on the ground floor. A grand entrance hall, featuring an impressive sweeping staircase, sets the tone for the home. To the left, the sitting room is filled with natural light from dual mullion windows and features a stylish stone fireplace with a wood-burning stove. To the right, a formal dining room connects seamlessly to the kitchen, which includes a range of units, a pantry cupboard, and a Rayburn. A door leads to the boot room with a cloakroom and access to the workshop. This single-storey extension presents excellent potential for reconfiguration.

Ascending the staircase, a bright and spacious landing leads to the principal bedroom with an en-suite shower and dressing area. A further double bedroom, separate bathroom, and a home office—easily adaptable as an additional bedroom—are also on this floor. At either end of the property, attic staircases lead to charming attic bedrooms, each with a dressing area. One attic also offers storage and houses the boiler.

This exceptional home offers character, space, and versatility, presenting an exciting opportunity to tailor it to your needs.

Additional Information:

Broadband: Superfast available (Ofcom)

Mobile Coverage: Indoor limited, outdoor likely (Ofcom)

Heating: Gas central heating, downstairs electric underfloor heating, and a wood burner

Structural Notes: The garage/workshop ceiling may contain asbestos, and the flat roof requires replacement





Guide price
£795,000

- *Four/Five Bedrooms*
- *Two Bathrooms*
- *Two Reception Rooms*
- *Kitchen*
- *Boot Room/WC*
- *Integral open garage & 20ft Workshop*
- *Home Office*
- *Parking*
- *Gardens*
- *Total plot 0.38 acres*

WITHIN EASY REACH...

Stroud Train Station 1.6 miles
Marling School by foot 0.7 miles
High School by foot 0.6 miles

Outside

Set within a generous 0.38-acre plot, this charming property features front and rear gardens. A five-bar gate opens to a spacious gravel driveway with ample parking and an integral open garage. (The neighbour has the right to cross the small patch of land between the road and the gated driveway). Behind the garage, a versatile 20ft workshop/storage area provides access to the rear garden. A rear courtyard offers a perfect spot for seating, enjoying the hot tub, and provides easy access to the home office. The majority of the rear gardens are arranged over two elevated terraces. The delightful front garden, bordered by a picturesque stream, features natural mature planting, a level lawn, and a gravel seating area for peaceful relaxation.

Situation

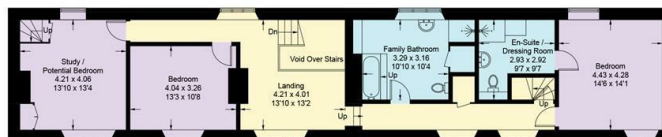
Puckshole is a charming hamlet between Paganhill and Randwick, with the picturesque Ruscombe Brook running through it. Nearby are the Old Crown pub and a mini supermarket. The location is ideal for families, with top schools—Randwick C of E, Foxmoor Primary, and grammar schools Stroud High and Marling—under a mile away. A scenic walk through Stratford Park, home to a leisure centre and green spaces, leads into Stroud, just over 1.5 miles away. Stroud offers a Waitrose, a weekly farmers' market, and a mix of independent shops, cafés, and restaurants. The Five Valleys shopping centre adds to its appeal with diverse market and food stalls. For commuters, major roads provide access to urban centres, with the M5 west of Stonehouse. Stroud Railway Station offers direct services to London Paddington in as little as 90 minutes.



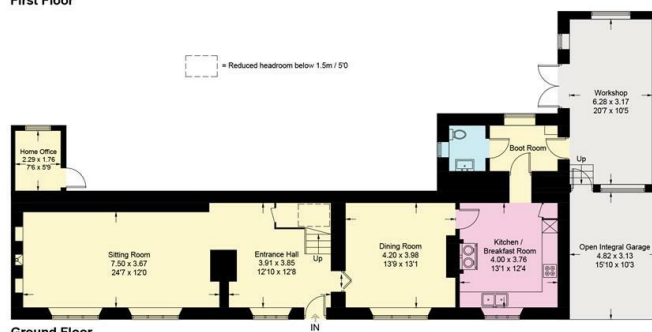
Approximate Gross Internal Area = 294.2 sq m / 3167 sq ft
 Home Office = 4.0 sq m / 43 sq ft
 Workshop / Open Integral Garage = 38.0 sq m / 409 sq ft
 Total = 336.2 sq m / 3619 sq ft (Excluding Void)



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174931)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 4BB

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 Tax Band F and EPC rating E

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.

