

# OLD SPOT COTTAGE WOODCHESTER



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# OLD SPOT COTTAGE, ROOKSMOOR, WOODCHESTER, STROUD, GL5 5NB

FULL OF CHARM AND PERIOD DETAIL, THIS EXTENDED GRADE II LISTED COTSWOLD STONE HOME PROVIDES WELL-BALANCED LIVING SPACE, ESTABLISHED GARDENS, PRIVATE PARKING, AND A GARAGE.

## *The property*

Despite its charming name, Old Spot Cottage offers the scale and elegance more akin to a house than a traditional cottage. Extending to approximately 2,217 sq ft, this beautifully reimagined end-of-terrace period home exudes both character and sophistication, blending historic features with modern comfort.

Set behind a classic Cotswold stone façade, the grade II listed property opens into a wide flagstone hallway, where a broad timber staircase sets the tone for the rest of the house. Original features have been lovingly retained and enhanced throughout, including exposed timbers, sash windows with shutters, deep window seats, and wooden floors. Two striking fireplaces—one in exposed Cotswold stone with a wood-burning stove inset—create inviting focal points in the main reception rooms. The heart of the home is a stunning open-plan kitchen and breakfast area, designed to maximise light and space. A dramatic atrium ceiling and full-width bi-fold doors lead to an enclosed courtyard garden, ideal for outdoor entertaining. A small utility room and cloakroom are cleverly positioned just off this space.

Upstairs, the generous proportions continue with four

double bedrooms, complemented by a sleek family bathroom and an additional separate shower room. Thanks to impressive ceiling heights and well-proportioned rooms, the house feels unexpectedly grand and airy for a home of its age.

This is a home where heritage and modern living come together, offers an exceptional lifestyle in a character-filled setting.

Property Information:

Ofcom: Broadband - Superfast available. Mobile Coverage: Outdoor - Likely, Indoor Limited except EE - states likely.

Heating: Gas Central Heating, two wood burners.

Parking: Two spaces within the title plan.

Garage: Single (in a block) with asbestos roof with spray foam insulation.

Access to the garage and parking are across neighbour's driveway (1/5th maintenance)

There are two titles.







**Guide price**  
**£850,000**

- *Two Reception Rooms*
- *24'5" Kitchen/Breakfast Room*
- *Utility/Cloakroom*
- *Four Double Bedrooms*
- *Bathroom & Shower Room*
- *Landscaped Seating areas*
- *111ft Rear Garden*
- *Parking*
- *Single Garage (enbloc)*

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

*Nailsworth 2.6 miles*  
*Stroud Train Station 1.7 miles*  
*Tetbury 9.5 miles*  
*Cirencester 13.2 miles*  
*Cheltenham 15.3 miles*

## *Outside*

The property is fronted by traditional railings with a central gate leading to the entrance. Next to the house is a parking space with an electric vehicle charging point and a wooden gate to the stone-walled Cotswold courtyard, which connects to the kitchen/breakfast room. From the hall, a door opens onto a landscaped, terraced rear courtyard—ideal for entertaining—with steps up to a further patio. The rear garden is mainly lawn, offering a flexible space with pleasant views, currently used as a children's play area and featuring two wooden sheds. Parking and garage access is at the garden's rear. Please ask the agent for details of any rights, covenants, or easements related to the property.

## *Situation*

Rooks Moor is a small, characterful hamlet nestled between the popular market towns of Stroud and Nailsworth, offering a scenic Cotswold setting with easy access to the surrounding countryside. Set within a designated conservation area, the hamlet retains a strong sense of historical charm, with roots in the cloth industry and an attractive collection of traditional Cotswold stone houses. The A46 runs through the bottom of the valley, providing excellent transport links and swift access to Stroud—with its mainline station, award-winning farmers' market and independent shops—and to the vibrant town of Nailsworth, known for its boutiques, cafés and amenities. The area is well served by a range of well-regarded state and independent schools, making it a desirable spot for families. Local highlights include the nearby Old Fleece pub within walking distance, and a cycle path just across the A46, further enhancing its lifestyle appeal.



Approximate Gross Internal Area = 212.6 sq m / 2288 sq ft  
 Garage = 13.3 sq m / 143 sq ft  
 Shed = 11.6 sq m / 125 sq ft  
 Total = 237.5 sq m / 2556 sq ft

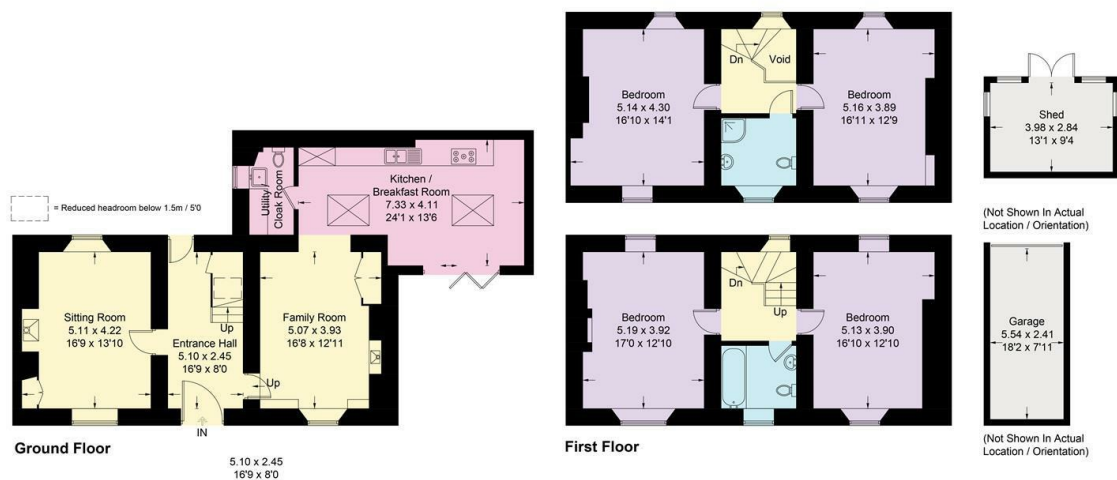


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214473)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 5NB

**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

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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