

WOODSIDE BROWNSHILL



WHITAKER
SEAGER



WOODSIDE, FRITHWOOD, BROWNSHILL, STROUD, GL6 8AD

A UNIQUE DETACHED 4 BEDROOM
BUNGALOW, OFFERING CONTEMPORARY
FAMILY LIVING, SET IN 1/3 OF AN ACRE WITH
PLENTIFUL PARKING.

The property

Woodside is a unique and beautifully presented detached family home offering over 2000 sq.ft of bright, versatile accommodation all on one level, making it ideal for both families and traditional bungalow buyers. Thoughtfully extended by the current owners, this impressive property boasts a traditional bungalow layout combined with modern touches, featuring a stunning oak front door that opens into a wide and welcoming reception hall, from which all main rooms radiate. The hallway and principal reception area are enhanced by wood effect flooring, creating a warm and cohesive flow throughout. The home offers flexible accommodation with up to four bedrooms, including a superb main suite at the front of the house, complete with a spacious bedroom, ensuite shower room, and a dressing room. A second bedroom at the rear also benefits from an ensuite and views across the landscaped garden. Bedrooms three and four are well

served by a contemporary family bathroom. At the heart of the home lies a striking open-plan kitchen/dining room with vaulted ceiling, roof lights, pendant lighting, and bi-fold doors opening onto the garden, seamlessly blending indoor and outdoor living. The kitchen includes a central island with breakfast bar, twin ovens, an induction hob, integrated dishwasher, a fridge freezer, coffee machine and wine fridge. A separate utility room and cloakroom adjoin the kitchen for added practicality. The sitting room, also featuring garden-facing French doors, connects easily with the kitchen, making it perfect for entertaining and family life. A useful study is located off the sitting room. A second reception room to the front offers additional living flexibility. Woodside is warmed by gas central heating and connected to mains drainage. This stand-alone home offers an exceptional blend of space, style, and functionality in a desirable residential setting, close to variety of amenities.





Guide price
£785,000

- **NO ONWARD CHAIN**
- Reception Hall, sitting room, living room and study
- Kitchen/dining room with vaulted ceiling and bi-fold doors
- Sitting room with French doors
- Utility and cloakroom
- Main bedroom suite with ensuite shower room and dressing room
- Bedroom two with ensuite shower room
- 2 further bedrooms and a family bathroom
- 0.29 of an acre - landscaped garden, extensive parking
- Ofcom - Ultrafast broadband available - indoor mobile phone signal likely with O2 and Vodafone

WITHIN EASY REACH...

Stroud - 4.2 miles
Kemble Railway Station - 9.8 miles
Cirencester - 12 miles
Cheltenham - 14 miles
Gloucester - 14 miles
Bath - 31 miles
Bristol - 34 miles

Outside

Set back the lane in a total plot of 0.29 of an acre. Woodside enjoys a beautifully landscaped and secure garden that perfectly complements the spacious interior. Double gates open to a large gravelled driveway, providing ample parking for multiple vehicles with ease. A secure paved side garden adds practicality, offering convenient space for outdoor storage, bins, or garden tools. To the rear, the generous and private south-facing garden unfolds, enjoying an abundance of sunlight throughout the day. A wide, paved terrace runs along the back of the house, directly accessible from the living areas via bi-fold doors, making it an ideal setting for al fresco dining, family gatherings, or relaxed entertaining. Mature borders frame the terrace with established planting that provides both colour and year-round interest. From the terrace, gentle steps lead down to a large, level lawn, offering an excellent space for children to play freely. One side of the lawn is currently home to children's play equipment, which can remain or be adapted to suit individual needs. At the far end, additional mature planting and trees along the rear boundary enhance the sense of privacy and create a lovely natural outlook. The entire garden is securely enclosed, making it a safe and welcoming environment for both young children and pets.

Situation

Brownhill is a hamlet within the Parish of Chalford, nestled between the villages of Chalford and Bussage. Encircled by rolling Cotswold countryside, the area offers a pre-school nursery, several primary schools, a Parish Church, and a variety of pubs. Frith Wood, a local nature reserve located opposite the property has paths leading through an ancient forest to the local Tesco Express, Boots pharmacy, and Frithwood Doctors surgery. Bussage Playing Field is a short stroll away. Thomas Keble School, the nearest state secondary school, is located in Eastcombe village, while Stroud High and Marling Grammar schools are also popular choices. Independent schools in the region include Wycliffe College in Stonehouse and Beaudesert Park School on Minchinhampton common. Scenic routes wind through Cotswold countryside to major centres like Cheltenham, Gloucester, Cirencester, and Stroud. Main line railway services run from Stroud and Kemble, providing direct links to London (Paddington) in under 90 minutes. The A419 in the valley below links Stroud and Cirencester, where more comprehensive facilities can be found. West of Stroud, there is a junction of the M5, and south of Swindon, the M4 is easily accessible.



Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214938)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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 	



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 PrimeLocation.com  Zoopla  rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8AD

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 E and EPC rating C

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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