

WALKING STICK COTTAGE

WOODCHESTER
GLOUCESTERSHIRE



Walking Stick Cottage, Station Road, Woodchester, Gloucestershire, GL5 5EQ

A CHARMING PERIOD COTTAGE IN A DELIGHTFUL MILLSIDE SETTING, WITH 3 BEDROOMS, CHARACTER FEATURES, ENCLOSED GARDEN AND PARKING

Entrance Porch, Kitchen, Sitting/Dining Room, 3 Bedrooms, Family Bathroom, Enclosed Garden, Outside Store, Allocated Parking for 2 Cars

GUIDE PRICE £450,000

DESCRIPTION

Walking Stick Cottage is a charming Grade II listed character cottage in a magical waterside setting, bordering the Nailsworth stream. Located alongside Churches Mill, home to makers of walking and umbrella sticks, the 17th century cottage is steeped in historic interest with a host of period features. A reception porch with vaulted ceiling and aged flagstone floor, provides ample space for coats and country paraphernalia and also houses the washing machine. The sitting room is a lovely room in which to unwind and relax, with a fabulous inglenook fireplace with wood burning stove inset. Aged beams, mullion windows and deep stone windowsills, together with the original safe belonging to the mill office, create a wonderful sense of history. A dining area is positioned adjacent to the kitchen, offering the perfect spot for family suppers. The kitchen is well equipped with cream-coloured shaker style units and views over the garden. A vaulted ceiling adds interest, whilst also creating a sense of space. The first floor is accessed via a spiral staircase, leading to a good-sized dual aspect double bedroom, with lovely views over the garden and stream, together with practical built-in storage. A spacious family bathroom is also located at this level. There are two further bedrooms on the second floor, both with exposed stone walling and aged beams.

The enclosed garden is mainly to the rear of the property with a wonderful aspect overlooking the stream. A raised decking area offers the perfect spot for alfresco entertaining, or a quiet afternoon reading a book, whilst the rest of the garden is laid to lawn. A log store and shed provide useful storage and the property also benefits from two allocated parking spaces.

DIRECTIONS

Leave our Minchinhampton office via West End, out towards Minchinhampton Common. At Tom Long's Post, turn left and travel down the 'W' hill to Nailsworth. Turn right at the mini roundabout onto the A46 in the centre of Nailsworth, heading in the direction of Stroud. Station Road will be found on the left hand side after circa one mile. The entrance to Walking Stick Cottage will be found on your right hand side, shortly after entering Station Road; follow the track to the end, over the bridge and park almost directly in front of you. Walking Stick Cottage is located at the end of the row of properties, on the left hand side.

LOCATION

One of Walking Stick Cottage's key attributes is its location. Within easy reach of the market towns of Stroud, Nailsworth and Minchinhampton, the village of Woodchester has a thriving sense of community, popular village school rated outstanding by Ofsted, a post office and even has its own vineyard. Nailsworth is within 5 minutes drive and offers a busy market town with a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well as a large Waitrose and three other supermarkets, multiplex cinema, provincial theatre and 2 grammar schools. The surrounding countryside is a great source of walks, there are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses in nearby Minchinhampton, just 3 miles away. Minchinhampton is a delightful market town, again with good local amenities and shops and a popular pub and two coffee shops, together with 100s of acres of surrounding National Trust land on Minchinhampton Common.

The property is well-located for transport links: M5 J13 Stroud - 4.5 miles, M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Temple Meads - 35 miles, Bath (central) - 30 miles. Distances are approximate. Train services from Stroud Station into London Paddington, scheduled from 90 minutes.

TENURE Freehold

EPC Grade II Listed

SERVICES All mains services are believed to be connected to the property. Gas central heating. Stroud District Council tax band D - £2,172.78. Ofcom checker: Broadband - standard 14 Mbps superfast 80 Mbps, Mobile phone networks - Three, O2, Vodafone

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

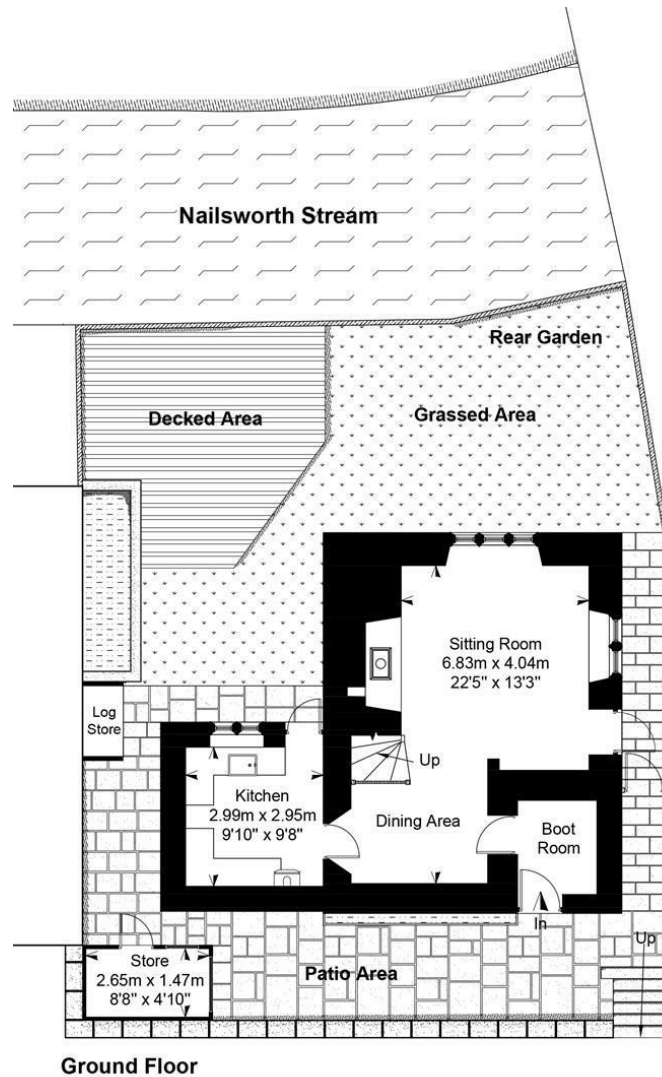
SUBJECT TO CONTRACT

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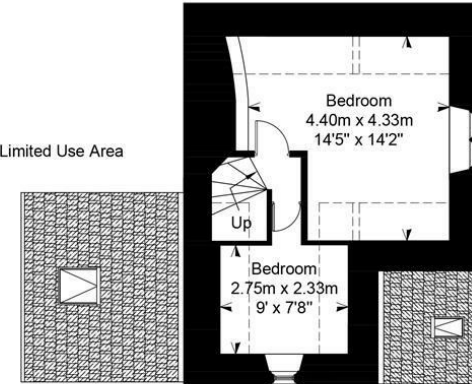
House	Approximate IPMS2 Floor Area
Store	99 sq metres / 1065 sq feet
	4 sq metres / 43 sq feet
Total	103 sq metres / 1108 sq feet
(Includes Limited Use Area)	10 sq metres / 107 sq feet



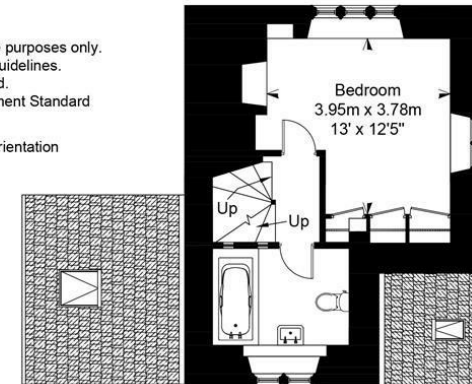
Ground Floor



□ = Limited Use Area



Second Floor



First Floor

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation



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