

THE COTTAGE · FROGMARSH LANE
SOUTH WOODCHESTER



MURRAYS
SALES & LETTINGS

THE COTTAGE
FROGMARSH LANE
SOUTH WOODCHESTER
STROUD
GL5 5EN

A pretty, 4 double bedroom, Cotswold Stone cottage in an elevated position, with wonderful views, in the heart of Woodchester

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £625,000

FEATURES

- Period Cottage
- Quiet Location
- 4 Double Bedrooms
- 18ft Kitchen/Breakfast Room
- Sitting Room
- Large Garden
- Valley Views
- Detached Outbuilding
- Popular Village Location
- Freehold



DESCRIPTION

The Cottage is located in the heart of South Woodchester, set back from the lane accessed via a short pathway. A traditional Cotswold Stone property, this cottage is full of character with well proportioned accommodation arranged over three floors.

A spacious entrance hallway at the front of the property leads into both the sitting room and kitchen. The sitting room is a light filled room with exposed stone, fireplace with wood burning stove and large window with adjacent door leading out to the garden. The kitchen/breakfast room is an unexpectedly large room with plenty of storage and space for a large dining table. A conservatory beyond, with patio doors to the garden, floods both spaces with natural light. The two interconnecting rooms are perfect for family living and entertaining.

On the first floor are two large double bedrooms overlooking the garden and valley views, both with built-in storage. There is also the first of two family bathrooms.

The second floor has a similar arrangement with two further double bedrooms and the second bathroom. The hallway on this floor has been intelligently adapted to create a home office.

The rear garden is an absolute delight taking full advantage of the valley views towards Amberley. Incorporating both a paved area and lawns with established borders and plenty of shrubs offering several areas to sit and entertain. There is also an open-sided red-brick outbuilding with power that offers further scope as a studio, home office or potting shed.





DIRECTIONS

Travelling on the A46 from Stroud in the direction of Nailsworth, pass the Old Fleece public house on your left and take the second right signposted to South Woodchester. At the subsequent T-Junction by the War Memorial, turn left and continue up and along passing The Ram public house on your left hand side. At the end of The High Street take the left hand fork into Frogmarsh Lane. The Cottage can be found at the end of the first footpath on your left.

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 shop/post office, 2 pubs and even 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 with the cycle path (just below the property) linking the towns of Stroud and Nailsworth. 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.



The Cottage, Frogmarsh Lane, South Woodchester, Gloucestershire

Approximate IPMS2 Floor Area

House	154 sq metres / 1658 sq feet
Store	10 sq metres / 107 sq feet

Total (Includes Limited Use Area)	164 sq metres / 1765 sq feet
	7 sq metres / 75 sq feet

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07890 327 241

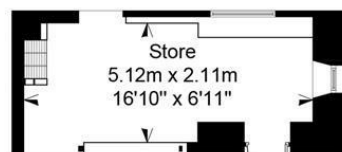
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This plan is for identification and guidance purposes only.

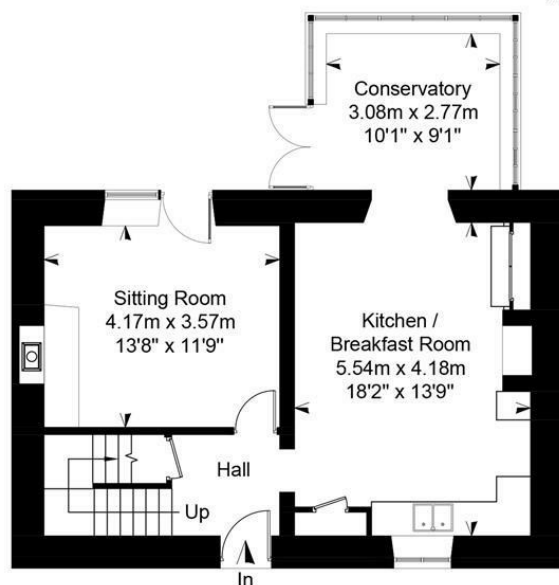
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

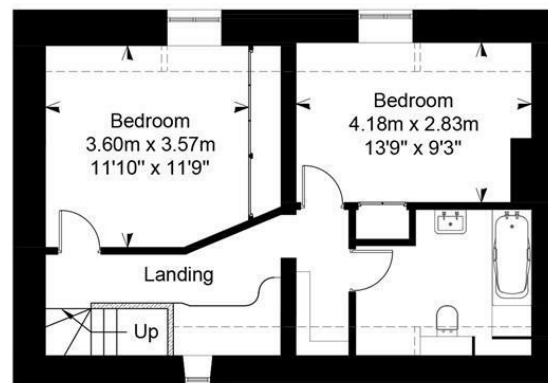


Outbuildings
Not Shown In Actual Location Or Orientation

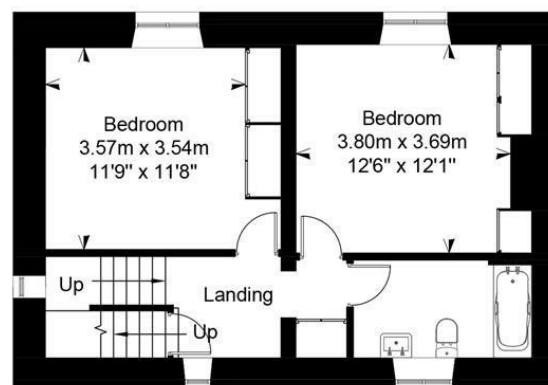


Ground Floor

[] = Limited Use Area



Second Floor



First Floor

MURRAYS

SALES & LETTINGS

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band E, £2,793.81. Ofcom Checker: Broadband, Standard 11Mbps, Superfast 40Mbps. Mobile, O2, EE, Three & Vodafone.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334