

# ATCOMBE COURT FARMHOUSE

WOODCHESTER





## ATCOMBE COURT FARMHOUSE, WOODCHESTER, GLOUCESTERSHIRE, GL5 5HR



**GUIDE PRICE £1,200,000**

**A BEAUTIFUL COTSWOLD HOME WITH SENSATIONAL VIEWS, SOUTH WESTERLY FACING GARDEN, OAK FRAMED DINING ROOM, 5 BEDROOMS, AMPLE PARKING, GARAGING AND GROUNDS OF CIRCA 7 ACRES, WITH THE POTENTIAL TO FURTHER IMPROVE AND MAXIMISE THE AVAILABLE SPACE**

**Boot Room, Kitchen/Breakfast Room, Snug, Oak Framed Dining Room, Utility, Cloakroom, Home Office, Sitting Room, Cellar, 5 Bedrooms, 2 Bathrooms, Wooden framed Car port, Garden and Grounds of circa 7 acres including an orchard, Stunning Views**





Atcombe Court Farmhouse offers a magnificent family home in an idyllic setting neighbouring Woodchester Valley Vineyard. The home offers a perfect fusion of period charm alongside modern craftsmanship and style, in a truly magical location. Accessed via a spacious boot room, ideal for coats and country paraphernalia, the house opens into a superb open-plan kitchen/living space. Cream shaker-style units provide plentiful storage and a deep-red Aga provides a warming focal point to the room. There is ample room for a good sized dining table, as well as a snug area with wood burning stove. The kitchen benefits from wonderful views over the garden and across the rolling hills. A 'statement' oak-framed dining room leads off the kitchen, with a seating area overlooking the garden, making this an ideal room for entertaining. A useful utility leads off the rear of the dining room, plus a cloakroom. The two ground floor reception rooms provide well-thought out living and entertaining spaces, both with original fireplaces and one currently used as a home office/TV room. A large full-height cellar is accessed from the kitchen, providing extensive storage space and currently used as a walk-in larder.

A wide staircase leads to the first floor with three bedrooms and a family bathroom. The third bedroom would convert well as an en-suite to the principal bedroom. A further two bedrooms plus a second bathroom, are located on the top floor. All of the bedrooms comprise well-laid out space and all benefit from wonderful views.

The grounds are a real feature of the property. A covered oak framed pergola runs across the front of the kitchen to provide cover from the glorious south-westerly sun. There is a well established organic vegetable bed ripe for re-planting, well-stocked borders and a patio, ideal for alfresco entertaining. Beyond the garden, the grounds extend to 7 acres of paddock, orchard and woodland. Gated access leads to ample parking plus a Dutch Barn-style double carport with store room to the side.



#### DIRECTIONS

The property is most easily found by leaving Stroud on the A46 in the direction of Nailsworth. After a couple of miles you will see a right hand turning to Frogmarsh. Turn right into Frogmarsh and after a short distance take the left hand turn into Convent Lane. Follow the lane up the hill for circa half a mile where you will find the entrance to Atcombe Court Farmhouse on the right hand side.

#### LOCATION

One of the key attributes of Atcombe Court Farmhouse is its location. Tucked away along a meandering country lane, the property benefits from a magnificent rural outlook overlooking undulating fields and neighbouring the award winning Woodchester Valley Vineyard. The market towns of Nailsworth, Tetbury, Minchinhampton and Stroud are all within easy reach, offering 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, together with numerous country pubs and excellent restaurants. For sporting enthusiasts, there are three challenging 18 hole golf courses in nearby Minchinhampton.

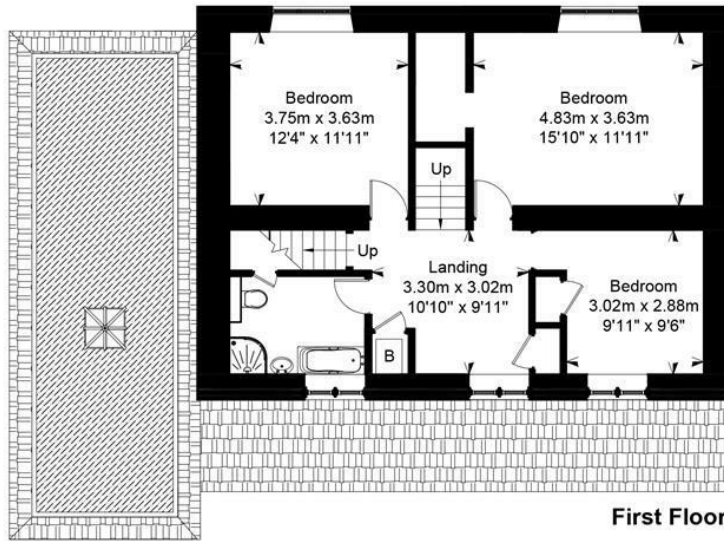
One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. Woodchester also has a popular primary school.

The house is well located for transport links with easy access to the M4 and M5 motorways. There are also regular mainline train services from Stroud station into London Paddington, from circa 90 minutes. Motorway M5 J13 Stroud - 4.5 miles, Motorway 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.

TENURE	Freehold
EPC	EER: Current 64 / Potential 76
SERVICES	All mains services are believed to be connected to the property, gas central heating, mains drainage. Stroud District Council tax band G, Stroud District Council, £3621.31 2024/25. Broadband: Ultrafast 1000 Mbps, Mobile: EE, Three, O2.

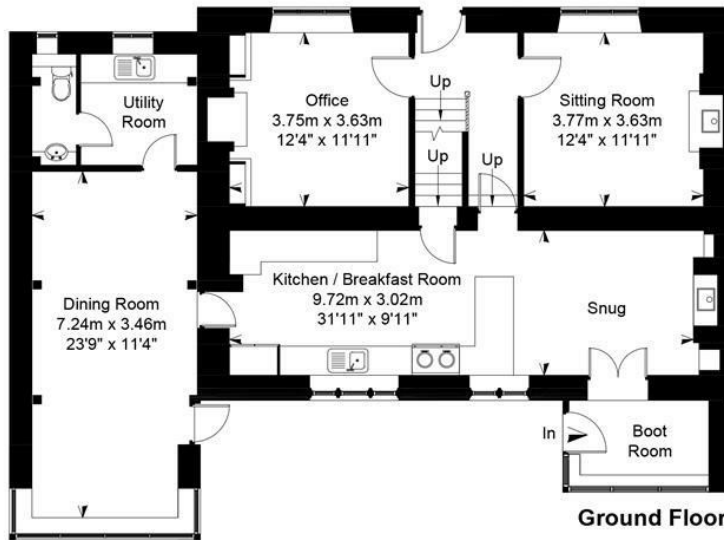
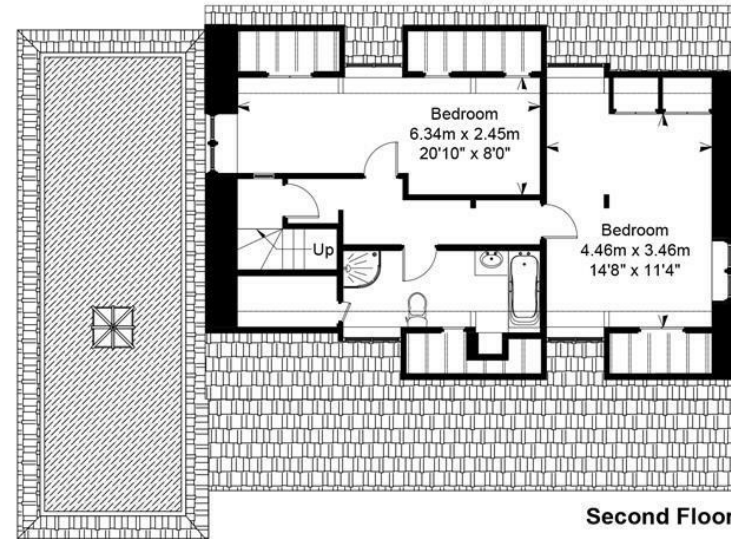
Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

# Atcombe Court Farmhouse, Woodchester, Gloucestershire

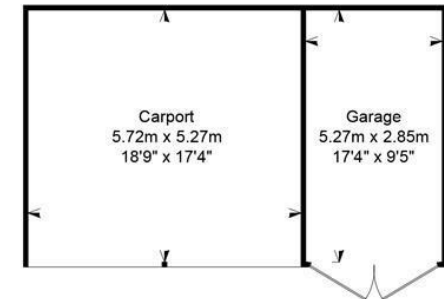
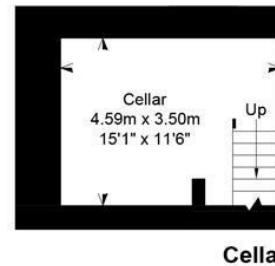


House	Approximate IPMS2 Floor Area
Cellar	247 sq metres / 2659 sq feet
Garage	16 sq metres / 172 sq feet
	45 sq metres / 484 sq feet
<b>Total</b>	<b>308 sq metres / 3315 sq feet</b>
(Includes Limited Use Area)	26 sq metres / 280 sq feet

Outbuildings  
Not Shown In Actual Location Or Orientation



□ = Limited Use Area



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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

## SUBJECT TO CONTRACT

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4 London Road, Stroud, GL5 2AG  
Tel: 01453 755552

Email: [stroud@murraysstateagents.co.uk](mailto:stroud@murraysstateagents.co.uk)  
Internet: [www.murraysstateagents.co.uk](http://www.murraysstateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
Tel: 01452 814655

Email: [painswick@murraysstateagents.co.uk](mailto:painswick@murraysstateagents.co.uk)  
Internet: [www.murraysstateagents.co.uk](http://www.murraysstateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
Tel: 01453 886334

Email: [minchinhampton@murraysstateagents.co.uk](mailto:minchinhampton@murraysstateagents.co.uk)  
Internet: [www.murraysstateagents.co.uk](http://www.murraysstateagents.co.uk)



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT  
Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)