

PEPPERCORN COTTAGE

SOUTH WOODCHESTER



Peppercorn Cottage, South Woodchester, Stroud, Gloucestershire GL5 5EP

OCCUPYING A PRIME CENTRAL VILLAGE LOCATION ON A NO THROUGH ROAD, THIS BEAUTIFULLY PRESENTED, 3 BED GRADE II LISTED HOME REALLY IS A TRUE GEM WITH BOTH FRONT AND REAR GARDENS AND FAR REACHING VIEWS.

Sitting Room, Kitchen/Breakfast Room, Utility/Store Room, 2 First Floor Bedrooms, Shower Room, Master Bedroom with en-suite and dressing area, Front and Rear Gardens, NO ONWARD CHAIN.

GUIDE PRICE £485,000

DESCRIPTION

Located in a picture-perfect village setting, Peppercorn Cottage occupies a lovely, elevated setting on a no through lane. Internally this traditional Grade II Listed Cotswold home has a wonderful charm with many period features combined with a contemporary finish. The top of the house and garden allow for the most stunning views towards Rodborough and Minchinhampton Commons. As illustrated on the floor plan, the accommodation is positioned across three floors with the ground floor comprising: dual aspect sitting room with wooden floors and fireplace housing a wood burning stove together with the kitchen/breakfast room, both rooms benefiting from underfloor heating. Two lovely bedrooms (one with a window seat) are located on the first floor together with a separate shower room. Climb the stairs once more and the tranquil master bedroom provides a lovely light and airy space with en-suite with roll top bath and a walk in dressing area.

Accessed via a set of steps, the front of the house has a lovely raised patio and grassed area ideal for a lazy morning coffee. The majority of the gardens are located to the rear with sociable entertaining spaces on different levels together with access to the spacious outside store with utility area. The grassed garden extends up to the rear of the house where the far reaching views can be found.

LOCATION

The adjacent villages of South and North Woodchester are situated in the south-west of the Cotswolds. Both have many attractive period buildings and share facilities with 2 pubs, a general store/post office and popular primary school in North Woodchester. The surroundings are spectacular. The Woodchester Valley and adjacent woods are a marvellous source of walks and opposite is Minchinhampton Common. The local towns are Nailsworth (with an excellent range of independent retailers) and Stroud which is the administrative centre for the region. The latter has a mainline station (London Paddington from just over 90 minutes), a large Waitrose and 3 other supermarkets, as well as its famous Farmers' Market, provincial theatre, multiplex cinema and boys' and girls' grammar schools. Other local amenities include a cycle track between Nailsworth and Stroud, 3 challenging golf courses nearby, opportunities to ride (local livery stables) and a visit to the village's own boutique Vineyard - Woodchester Valley Wines.

Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Airport - 40 miles, Bath (central) - 31 miles. Distances are approximate.

DIRECTIONS

Leave Stroud on the A46 in the direction of Nailsworth and after a couple of miles you will see a right hand turn into Station Road, signposted to South Woodchester. Travel up the steep hill, bear left at the top, and past the Ram Inn, continuing through the village. As the road starts to decline, you will see Atcombe Road on your right hand side. Travel the short distance where the property can be found on the right hand side.

TENURE

Freehold

EPC

EER: Current 51 / Potential 87

SERVICES

All mains services are believed to be connected to the property. Gas central heating, Mains Drainage, Mains Electricity and Water. Stroud district Council Band: E £2655.62 Ofcom checker: Broadband super fast 47 MBPS. Mobile coverage 02 Likely, EE, Three, Vodafone limited.

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

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SUBJECT TO CONTRACT

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Peppercorn Cottage, South Woodchester, Gloucestershire

Approximate IPMS2 Floor Area

House 97 sq metres / 1044 sq feet

Store 8 sq metres / 86 sq feet

Total 105 sq metres / 1130 sq feet



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07890 327 241

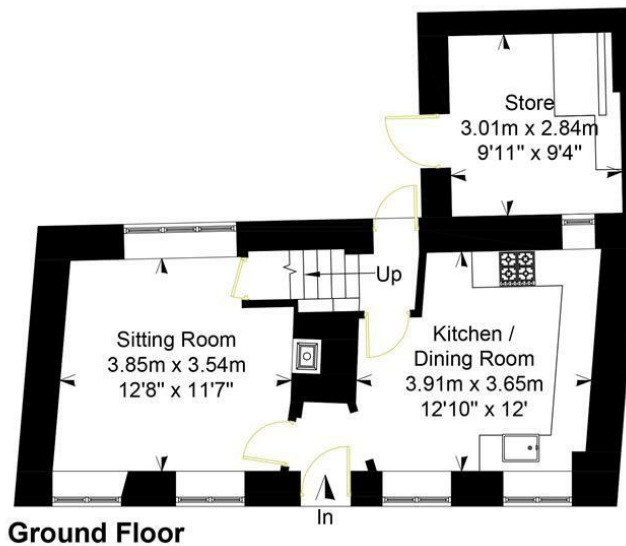
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This plan is for identification and guidance purposes only.

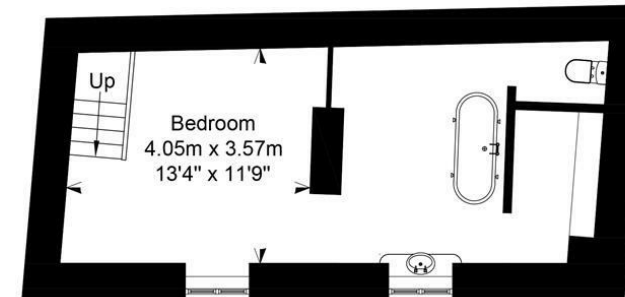
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

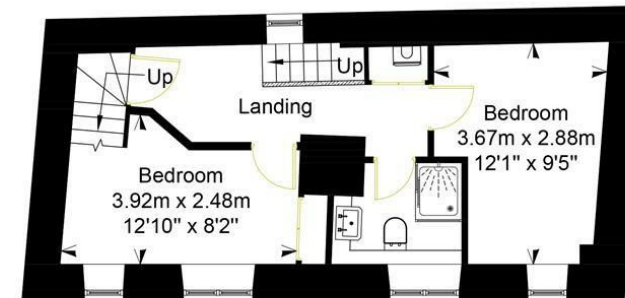
IPMS = International Property Measurement Standard



Ground Floor



Second Floor



First Floor



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