

SPINNERS
SOUTH WOODCHESTER STROUD



MURRAY'S
SALES & LETTINGS



SPINNERS · HIGH STREET · SOUTH WOODCHESTER · STROUD GL5 5EL

BEDROOMS: 5

BATHROOMS: 2

RECEPTION ROOMS: 4

GUIDE PRICE £1,150,000

- 5 Bed Family Home
- Grade II Listed
- Large Garden of just under 1/3 Acre
- Home Office
- Studio Space
- Period Features
- Magnificent Views
- Off-Street Parking for Two Cars
- Statement Elm Staircase
- Contemporary Glass & Steel Kitchen/Living Extension

A substantial family home in a prime village location, offering beautifully proportioned rooms, a wealth of period features and a sympathetically designed modern kitchen extension to the rear of the house

THE INTERIOR

Spinners is a superbly proportioned and extensive family home located in the heart of the sought-after village of Woodchester. The spacious home combines various historical eras with the oldest section of the house dating back to 1605, harmoniously blended with later Georgian additions and a more recent 21st century contemporary kitchen extension.

A handsome entrance with a pretty arched canopy opens to a spacious reception hall with original flagstone floor, setting the tone to the remainder of the property which is steeped in historic interest, whilst still a welcoming and cosy home. The three principal receptions lead off the hallway, comprising an impressive drawing room, a sitting room/snug and a dining room, along with a useful cloakroom and WC. The drawing room with its wonderfully high ceilings and large sash windows that frame the magnificent views of the garden and panorama, is a fabulous room for more formal hosting, whilst still cosy enough for everyday living. An original fireplace with wood burning stove gives a

warming focal point to the room, ideal for the colder months. The dining room has ample space for a large table, perfect for family gatherings and supper parties and a semi-circular arch over the doorway, creates a lovely feature, together with elm floorboards and original shutters. The snug is located in the older section of the house with lower ceilings typical of the era, along with stunning aged beams, a woodburning stove and stone mullion windows.

The kitchen is set to the rear of the house and was added by the vendor in 2010. A fabulous 'statement' construction of oak frame, steel and glass, this section of the house is clearly the heart of the home and offers a wonderful light-filled kitchen, along with a glass covered living area. The glass ceiling affords a clear view of the historic mullion windows above, creating a lovely juxtaposition of old and new. The kitchen is fitted with contemporary units creating clean lines and ample discreet storage space. A balcony leads off the kitchen providing a wonderful spot for breakfast or a morning coffee.

A beautiful wide elm staircase leads to the upper floors with three first floor bedrooms and a further two bedrooms on the upper floor. The principal bedroom is located on the first floor with a large en-suite bathroom and fabulous views overlooking the garden and the valley beyond. A family shower room is also located on the first floor. All of the bedrooms have been carefully thought out to provide comfort alongside ample storage space and the first floor bedrooms benefit from original features including fireplaces, shutters and deep window seats. A home office, store room and two further double bedrooms are located on the upper floor.

A large laundry room, art studio and spacious store room are located at the lower level, all of which could easily be used for alternative purposes such as a gym or games room. A row of historic wooden cupboards line the wall of the laundry room, thought to have once been either meat or wine stores.

THE GARDEN & GROUNDS

The enclosed garden extends to just under one third of an acre. Set to the rear of the house

with a magnificent red brick wall enclosing one side, the garden is well-stocked with mature plants and flowers, along with an array of fruit trees, including a pair of historic espalier pear trees. A kitchen and fruit garden are located at the bottom of the garden, giving the opportunity to live the self-sufficient 'good life'. A raised semi-circular gravel patio is ideal for alfresco entertaining and the perfect spot to relax and soak up the view across the garden and valley. Two off-road parking spaces are located directly opposite the house with the opportunity to enlarge the space if required.



LOCATION

Spinners is located in the heart of the village. Woodchester is a quintessential Cotswold village with two thriving pubs, local store and post office and a popular primary school.

Woodchester is located almost midway between the market towns of Stroud and Nailsworth, both of which offer a host of independent retailers, restaurants and cafes. Stroud is well-known for its Bohemian arts vibe and also for its award-winning Saturday Farmers Market. Stroud has excellent facilities for sport and leisure as well as several leading supermarkets, including Waitrose.

The village adjoins Woodchester Park with over 500 acres of lakes and ancient woodland, in the care of the National Trust. The award winning Woodchester Valley Vineyard is located on the slopes of the village, with further vines on the opposite side of the valley.

One of the key draws to the area is the excellent choice of schools in both the

private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse, are both within easy driving distance from Spinners.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes.

The M5 motorway, junction 13 is also easily accessible from Stroud.



DIRECTIONS

Follow the A46 from Stroud in the direction of Nailsworth, passing the Old Fleece pub on your left. Take the second right signposted to South Woodchester. Travel a short distance (over the hump in the road) and then turn left at the T-junction; continue along the lane, passing The Ram pub on your left. Spinners will be found a short distance after The Ram on the left hand side, identified by a dark red cranberry door.





MURRAYS

SALES & LETTINGS

Stroud

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Painswick

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

N/A Grade 2 Listed

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band G £3,809.73 . Ofcom Checker: Broadband, Standard 13 Mbps, Superfast 51 Mbps. Mobile, Inside - O2, Outside - all likely.

For more information or to book a viewing please call our Stroud office on 01453 755552

Spinners, High Street, South Woodchester, Gloucestershire

Approximate IPMS2 Floor Area

House	337 sq metres / 3627 sq feet
Attic Room	14 sq metres / 151 sq feet
Store Room	26 sq metres / 280 sq feet

Total	377 sq metres / 4058 sq feet
(Includes Limited Use Area)	14 sq metres / 151 sq feet

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Job No SP3768

This plan is for identification and guidance purposes only.

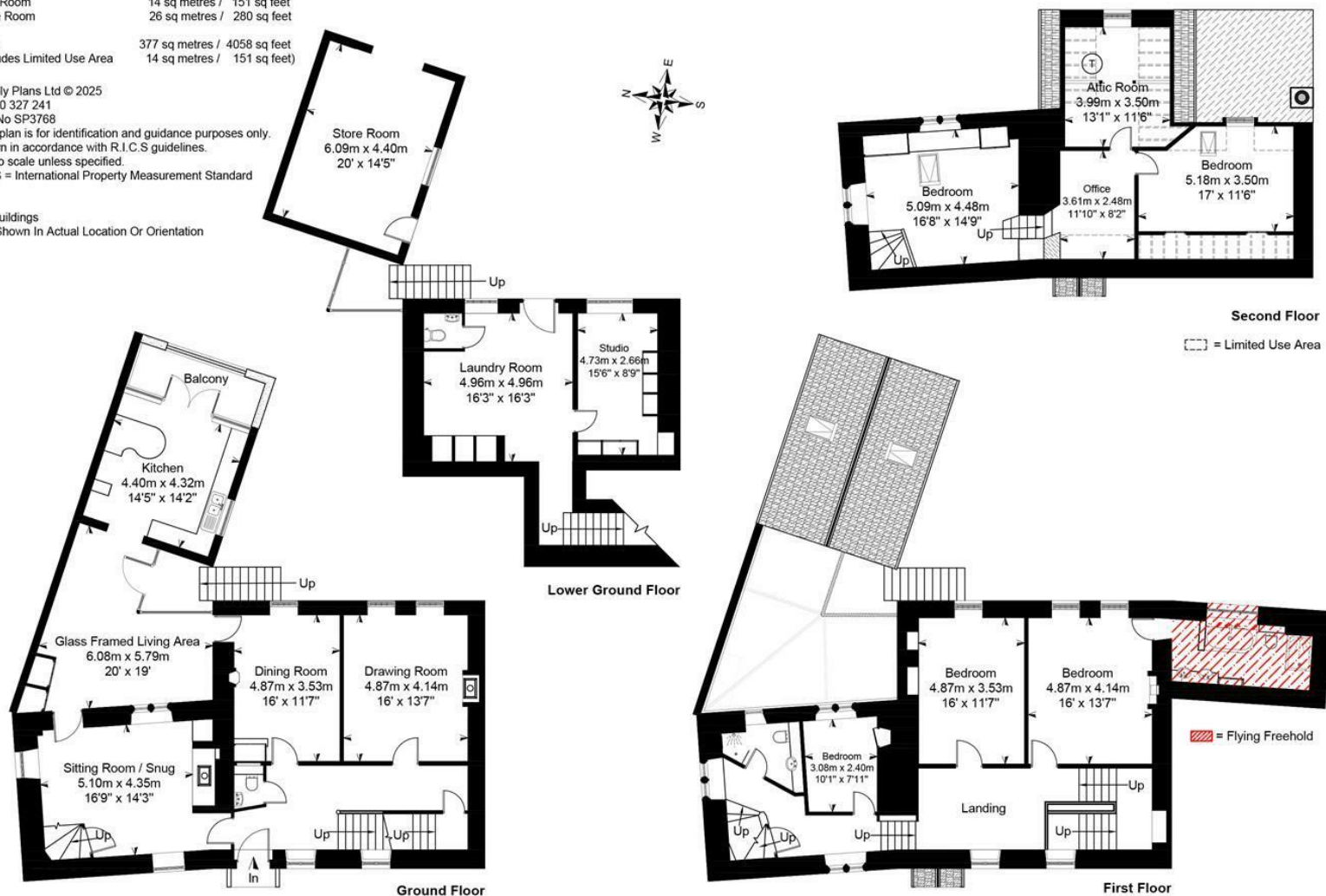
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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