

PARKFIELD COTTAGE · SELSLEY ROAD

NORTH WOODCHESTER



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SELSLEY ROAD
NORTH WOODCHESTER
STROUD
GL5 5NQ

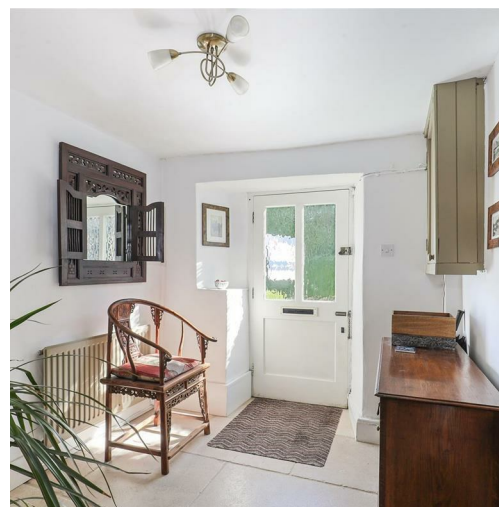
Located in the heart of the heart of Woodchester, Parkfield Cottage offers an abundance of charm and character features with 3 bedrooms and lovely gardens backing onto open fields. NO ONWARD CHAIN

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £500,000

FEATURES

- Terraced Cotswold Stone Cottage
- 3 Bedrooms
- Attic Room
- Kitchen/Dining Room
- Sitting Room
- Inglenook Fireplace with Wood Burner
- Bathroom
- Lovely rear gardens backing on to fields
- Central village location
- No onward chain



DESCRIPTION

Occupying a sought-after village location, this deceptively spacious Cotswold home offers country living at its best.

Beautifully maintained and enhanced by the current owners, the property retains features including window seats, traditional beams, stone floors and a fabulous fireplace housing a wood burning stove.

The property is entered via a spacious boot room/entrance hall leading to the light filled sitting room which without a doubt is the true heart of the home. Beyond here the kitchen/dining room is equipped with a tiled floor and a range of built in units together with a utility area to the rear.

On the first floor there are two bedrooms, (one with a pretty feature fireplace and built in wardrobes), together with the family bathroom. A further bedroom is located on the second floor with a walk-through room ideal for an occasional bedroom or extra reception room.

Lovely gardens with entertaining spaces are located to the rear of the cottage, backing onto open fields. The location allows for easy access to both Stroud and Nailsworth together with acres of National Trust common and woodland on nearby Selsley Common and Penn Woods.





DIRECTIONS

Take the A46 from Stroud in the direction of Nailsworth. After a couple of miles, you will pass The Fleece Pub on your left; take the next right signposted to North Woodchester. Continue up the hill and you will find Parkfield Cottage on the right-hand side just after the turning to Southfield Road.

LOCATION

North Woodchester is situated in the south-west of the Cotswolds with many attractive period buildings including 2 pubs, a general store/post office and popular primary school. The surroundings are spectacular. The Woodchester Valley and adjacent woods, together with Selsley Common, are a marvellous source of walks.

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 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.

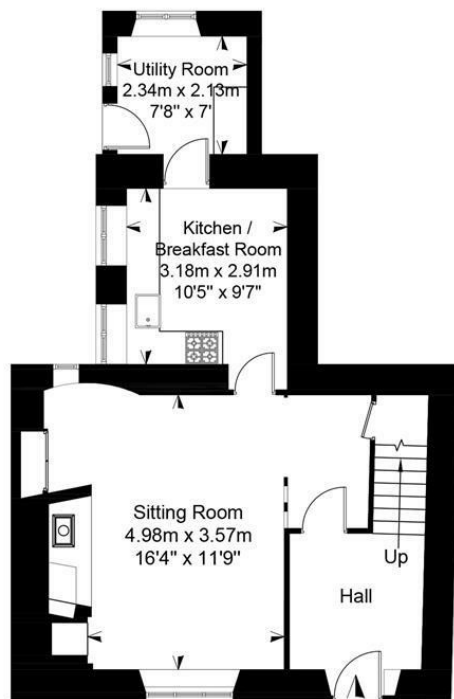


Parkfield Cottage, Selsley Road, North Woodchester, Gloucestershire

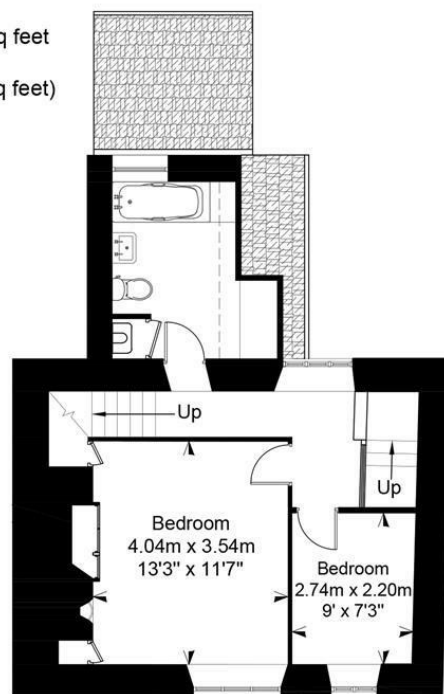
Approximate IPMS2 Floor Area

House 124 sq metres / 1334 sq feet

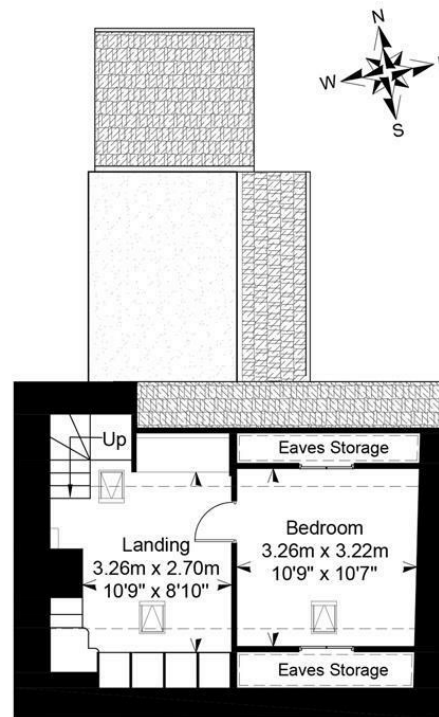
(Includes Limited Use Area 14 sq metres / 150 sq feet)



Ground Floor



First Floor



Second Floor

[] = 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

MURRAYS

SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

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

Minchinhampton

01453 886334

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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

E

SERVICES

All mains services are believed to be connected to the property. Gas central heating, mains drainage. Stroud District Council. Band C £2,031.85 2024/25. Ofcom checker - Broadband Standard 8Mbps, Superfast 80Mbps; Mobile Three & O2 likely, EE & Vodafone limited,.

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 Stroud office on 01453 755552