



THE FARMHOUSE, LITTLE BRITAIN FARM · WOODCHESTER

THE FARMHOUSE,
LITTLE BRITAIN FARM
BATH ROAD
WOODCHESTER
STROUD, GL5 5NX

A beautifully renovated historic home steeped in period charm within easy reach of the market towns of Nailsworth and Stroud.

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £650,000

FEATURES

- Beautifully Renovated Home, Grade II Listed
- Immaculately Presented
- Home Office
- Period Features including exposed Beams
- Exposed Stone Inglenook Fireplace
- Woodburning Stove
- Garden with Patio
- Off Street Parking
- Within easy reach of Nailsworth & Stroud
- Close to excellent Schools



DESCRIPTION

The Farmhouse is a sensational Grade II Listed home, with a wealth of history held within its 16th Century walls. This is a home that instantly welcomes. As soon as you step foot inside the historic porch with its stone benches and handsome front door, you know you are in for a treat. The home has clearly been renovated with love, attention to detail and creative flair. Stone mullion windows, original fireplaces and pretty window seats, sit harmoniously alongside modern updates.

The main reception rooms lead off a good sized reception hall. The kitchen is clearly the heart of the home and a fabulous room for cooking up a feast, with a spacious dining room to the rear, ideal for entertaining. Cream shaker units give a bright and contemporary feel and a Range cooker sits neatly in the fireplace. Flagstone flooring runs throughout the kitchen, sitting room and reception hall with underfloor heating throughout. Double doors lead from the dining room to the garden and patio, perfect for alfresco dining. The sitting room is a wonderfully cosy room with aged beams, pretty window seat overlooking the front garden and a wood burner inset in the fireplace. This is a room that works equally well for entertaining as it does for quiet nights by the fire. A useful utility room provides an ideal space for hiding washing away and there is also a ground floor cloakroom off the reception hall.



A magnificent aged stairwell runs through the core of the house with two double bedrooms on each floor, two of which are en-suite, plus a good sized family bathroom on the first floor. There is ample storage on all levels, with bespoke built-in joinery. Original fireplaces, stunning aged beams and window seats add character to the bedrooms. A home office/store room is located on the top floor.

The garden is largely laid to lawn, level and envelopes three sides of the property. A patio is hidden away to the rear of the property, the perfect spot for summer dining or relaxing with a book. There is a shed and garden store. A gravel path leads to a shared parking area with 3 parking spaces allocated to The Farmhouse plus additional guest parking.





DIRECTIONS

Leave Stroud taking the A46 out towards Nailsworth. Continue on for about 2 miles, passing The Old Fleece at Rooksmoor on the left, and a short way on, just before the right hand turn into Station Road leading up into South Woodchester, the entrance to The Farmhouse is on the left hand side, just before Denis Brown & Son wood merchants. Park in the gravel car park and the gated entrance to the property will be found in the far corner.

LOCATION

One of The Farmhouse's key attributes is its 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 and even has its own vineyard.

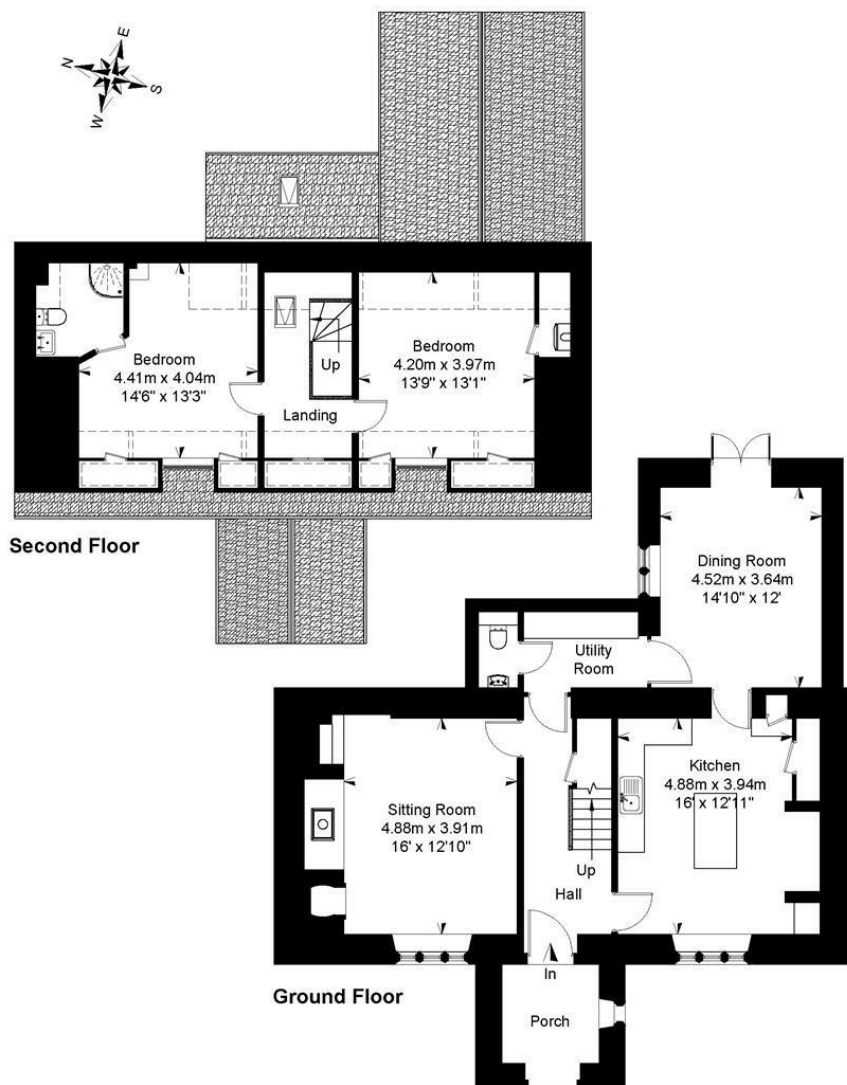
Nailsworth is within 5 minutes drive and offers a busy market town with a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well as a large Waitrose and three other supermarkets, multiplex cinema and leisure centre.

The surrounding countryside is a great source of walks, there are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses within 3 miles at Minchinhampton.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are sought-after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is only a five minute drive away and also Westonbirt School in Tetbury and Wycliffe in Stroud, are both easily accessible.

Transport links are good with both the M4 and M5 within easy reach and trains into London Paddington from Stroud Station (journey time to Paddington circa 90 minutes).





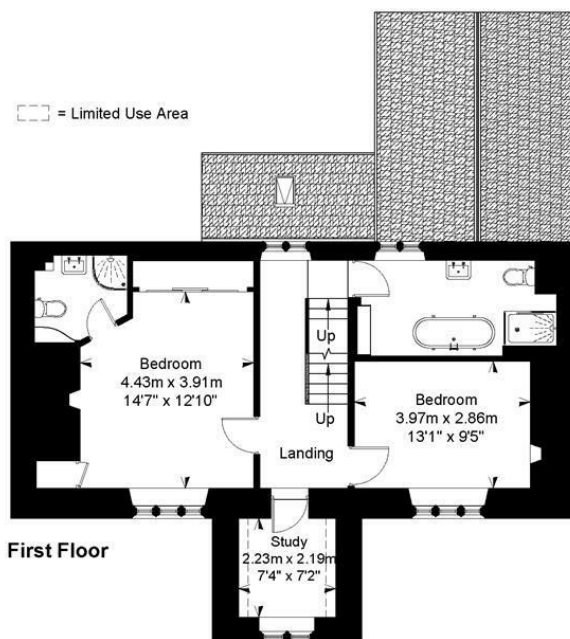
Little Britain Farmhouse, Woodchester, Gloucestershire

House
Approximate IPMS2 Floor Area
207 sq metres / 2228 sq feet

(Includes Limited Use Area 20 sq metres / 215 sq feet)

Simply Plans Ltd © 2023
07890 327 241
Job No SP3248

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



MURRAY'S

SALES & LETTINGS

Stroud

01453 755552
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
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

Exempt as Grade II Listed

SERVICES

Mains water, electricity, gas and drainage. Gas central heating. Stroud District Council tax band E. £2,793.81 2025/26 Ofcom checker: Broadband - standard 15 Mbps superfast 80 Mbps, Mobile Networks - Three, O2, 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 Stroud office on 01453 755552