



STABLE COTTAGE · SOUTH WOODCHESTER

STABLE COTTAGE FROGMARSH
LANE
SOUTH WOODCHESTER
STROUD

Occupying a tucked away village location with fabulous views towards Minchinhampton Common, this deceptively spacious period home has been immensely improved by the current owners to mix a perfect blend of period charm with stylish contemporary decor.

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £550,000

FEATURES

- Detached period Home
- 3 Bedrooms
- 2 Reception Rooms
- Separate Utility Room
- Fabulous Gardens with Views
- Area of Outstanding Natural Beauty
- Planning permission to extend
- Wood Burning Stove
- Exposed Beams
- Viewing Advised



DESCRIPTION

This beautifully renovated detached period home, with an abundance of light, is located tucked away from view along a small shared pathway of similar homes. The attention to detail and contemporary charm is evident throughout the entire home.

The main entrance is into a useful porch offering an ideal space for coats and boots. Beyond are two equally lovely reception rooms, one for dining and the other offering a cosy space with centrally appointed wood burning stove and doors opening to the garden. The triple aspect kitchen room is fitted with a range of units with space for a central island. Beyond the kitchen a utility room offers space for the usual appliances together with access to the ground floor cloakroom and rear garden.

3 Bedrooms are located on the first floor including the master bedroom with exposed pretty feature fireplace, exposed Cotswold Stone, beams and a lovely mezzanine level accessed via a ladder. The family bathroom has been beautifully designed with a roll-top bath with shower over.

The secluded gardens are a particular feature, sectioned off to offer sociable seating areas to enjoy both the sun and shade whilst drinking in the far reaching countryside views.

The lower part of the gardens has been creatively designed with a feature pond, lawns and an array of well established shrubs with a summerhouse tucked into the corner. A separate side access to the

gardens offer a useful space for storing logs and and much more.

AGENTS NOTE :

Stable cottage is located in an Area of Outstanding Natural Beauty and a Conservation Area. Information regarding the planning permission for the 2 storey extension and bay window can be found at www.stroud.gov.uk ref: S.2/0953/HHOLD





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. The property can be found after a short distance down a small pathway on the left hand side. We recommend parking in the High Street or further down the hill on Frogmarsh Lane.

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.



Stable Cottage, Frogmarsh Lane, South Woodchester, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

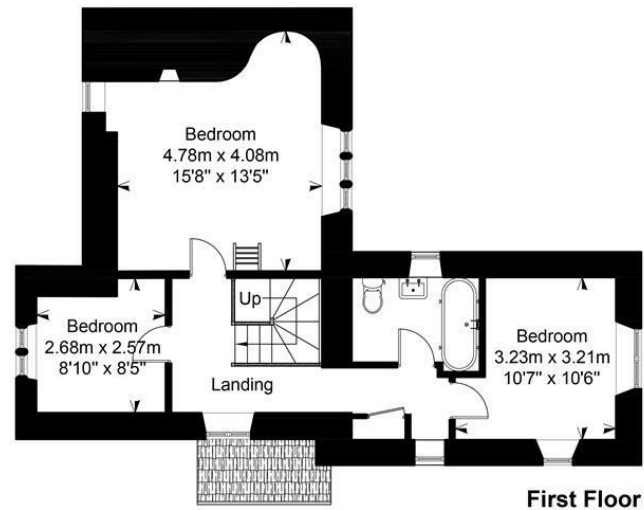
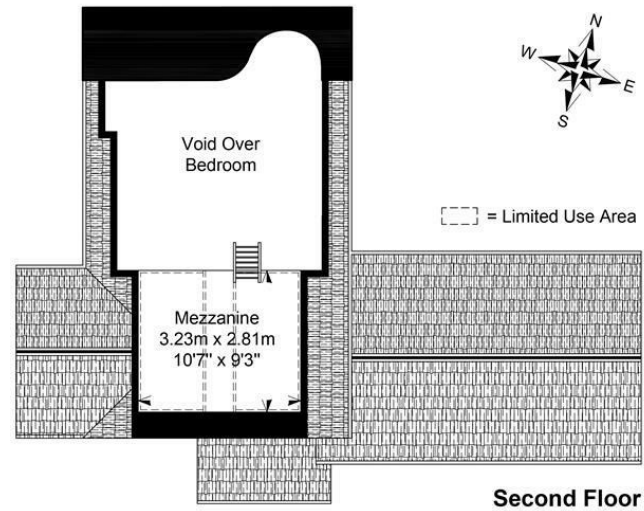
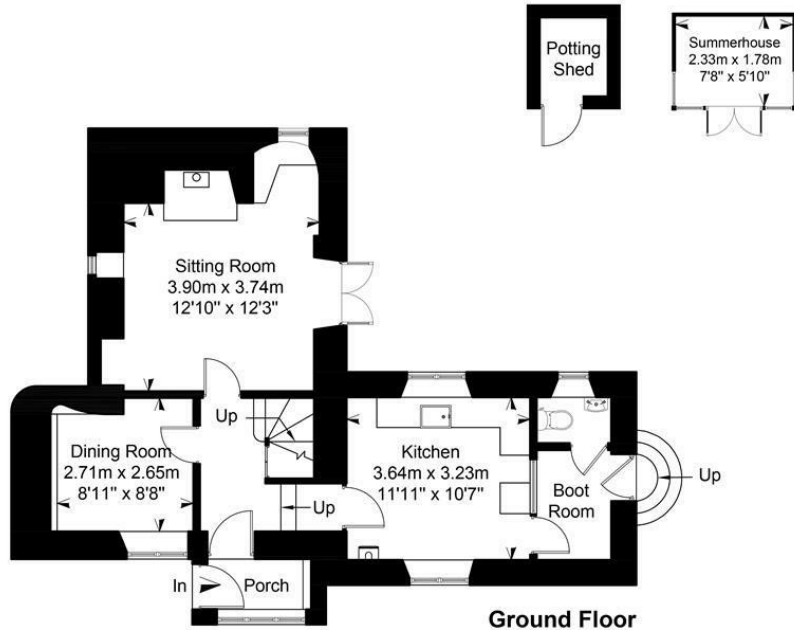
House	104 sq metres / 1119 sq feet
Summerhouse	4 sq metres / 43 sq feet
Potting Shed	2 sq metres / 22 sq feet
Mezzanine	10 sq metres / 108 sq feet

Total	120 sq metres / 1292 sq feet
(Includes Limited Use Area)	10 sq metres / 108 sq feet

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Job No SP4100

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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MURRAYS

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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold
EPC
D

SERVICES

All mains services are connected to the property. Gas central heating and mains drainage. Stroud District Council Band D £2399.42. Ofcom checker: Broadband: Standard 11Mbps, Superfast 46 Mbps. Mobile coverage, EE, O2, Three and Vodafone all good outdoor.

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