Knight Frank

THE RIGHT WING

The Lawn, Selsley Road, North Woodchester, Stroud, Gloucestershire

A BEAUTIFULLY PRESENTED VICTORIAN GRADE II LISTED VILLAGE HOUSE WITH BEAUTIFULLY BALANCED ACCOMMODATION, ATTRACTIVE GARDENS AND IMMENSE PERIOD CHARACTER WITH STUNNING VIEWS.

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Tenure: Freehold

Services: Main water, electricity, gas and drainage.

Local authority: Stroud District Council

Council Tax Band: C

Directions: What3Words: ///incursion.looked.onion

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Guide Price: £795,000

SITUATION

The Right Wing enjoys a central position in the sought-after village of Woodchester, adjoining South Woodchester on the western side of the A46 and surrounded by some of the most attractive countryside within the Cotswolds Area of Outstanding Natural Beauty. The village lies between the thriving market towns of Nailsworth and Stroud and is well placed for access to the M4 and M5 motorways, whilst Stroud railway station offers direct services to London Paddington.

Woodchester is a vibrant and well-served village with a strong sense of community. Local amenities include a primary school, a village shop and post office, two churches, and popular pubs, including The Royal Oak and The Ram Inn, at nearby South Woodchester. The beautiful National Trust-owned Woodchester Park is on the doorstep, providing miles of scenic walks, woodland trails and lakeside paths. There are various pathways along the canal, and you can walk into Stroud and Nailsworth.

Nearby Nailsworth is renowned for its independent character and excellent range of shops, cafés and restaurants, including the award-winning Williams Food Hall, a fishmonger, a delicatessen and the highly regarded Hobbs House Bakery. Stroud offers a wider selection of amenities, including Waitrose, the Five Valleys Shopping Centre and its celebrated farmers' market.

The area is particularly well regarded for schooling, with Beaudesert Park School located on nearby Minchinhampton Common, as well as Wycliffe College in Stonehouse and the highly sought-after grammar schools in Stroud.

For leisure, the surrounding countryside offers endless opportunities for walking, riding and cycling, whilst Minchinhampton Golf Club provides three renowned courses. The acclaimed Woodchester Valley Vineyard is also close by, offering vineyard tours, tastings and a popular dining destination within easy reach of the property.

Distances: Nailsworth 2 miles | Stroud Station 2.5 miles | Tetbury 7 miles | M5 7 miles | Cirencester 15 miles | M4 25 miles (All distances and times are approximate).

THE PROPERTY

The Right Wing is a charming Grade II listed Victorian home occupying a central position within this highly regarded village, just a short stroll from the village shop, popular pub and well-regarded primary school. Forming the smaller wing of a landmark period residence, the property enjoys an attractive outlook over its gardens and the surrounding village landscape, while offering a wonderful blend of period elegance and modern comfort.

The current owners have carefully enhanced the property to create a beautifully balanced home that is both practical and full of character. Extending to approximately 1,886 sq ft, the accommodation is arranged over three floors. It retains a wealth of original features, including sash windows with shutters, exposed fireplaces, original floorboards and high ceilings, all contributing to its timeless appeal. The layout is versatile and currently arranged as a three bedroom home, although the first-floor reception room could equally serve as a fourth bedroom, guest suite or home office.

Set behind a picturesque Cotswold stone wall, a pathway winds through the front garden to the welcoming entrance hall. The elegant sitting room provides a comfortable space to relax, centered on a handsome stone fireplace with a wood-burning stove, while large sash windows flood the room with natural light. To the rear, the kitchen/dining room overlooks the garden and provides an excellent setting for everyday family life and entertaining. Bespoke cabinetry, quarry tiled flooring and an adjoining utility room combine practicality with character.

The upper floors provide well-proportioned and light-filled accommodation. On the first floor, a generous reception room enjoys attractive views and offers flexibility as an additional bedroom, family room or study. A further bedroom and family bathroom are also located on this floor. The second floor is home to two particularly characterful bedrooms tucked beneath the eaves, one benefiting from an en suite shower room and the other a dressing room, completing this delightful village home.

GARDENS & GROUNDS

The property enjoys gardens to both the front and rear, providing a lovely balance of outdoor space for entertaining, gardening and family life. Enclosed by an attractive Cotswold stone wall, the front garden offers a welcoming approach, with a lawn bordered by established planting and a raised terrace perfectly positioned for enjoying the afternoon and evening sun.

A substantial Cotswold stone wall, believed to be part of a former building on the site, serves as a distinctive feature and separates the front and rear gardens. To the rear, the garden is principally laid to lawn, offering a peaceful and private setting with ample space for children to play, al fresco dining or further landscaping if desired.

Parking for one vehicle is situated behind the property, accessed via a right-of-way across a neighbouring courtyard.

The Right Wing

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LDS
Land & Building Surveyors

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Title **The Right Wing**

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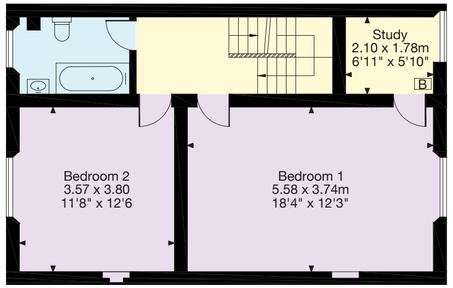
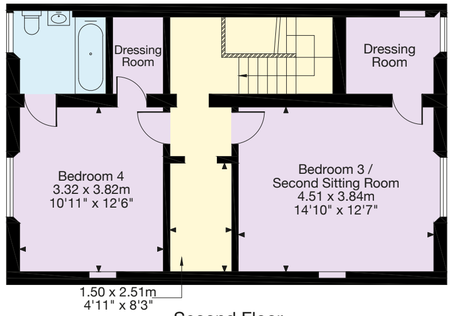


First Floor



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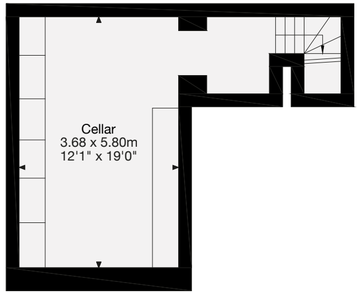
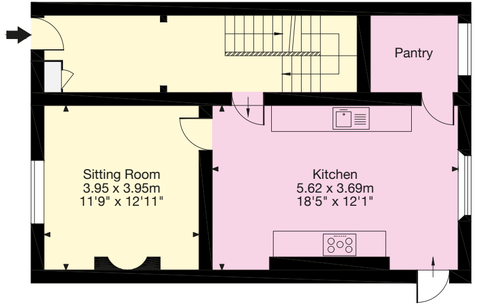


Cellar



Ground Floor

Gross Internal Area (Approx.)
202 sq m / 2,177 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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