



CULPEPERS · CHURCH ROAD · NORTH WOODCHESTER

MURRAYS
SALES & LETTINGS

CULPEPERS
CHURCH ROAD
NORTH WOODCHESTER
STROUD
GL5 5PD

This light and airy detached home occupies a prime location in the heart of the village, commanding exceptional views towards Minchinhampton Common.

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

OFFERS OVER £795,000

FEATURES

- Detached 4 Bed House
- Contemporary Extension
- 3 Reception Rooms
- 2 Bathrooms
- Well Stocked Wrap Around Gardens
- Detached Studio
- Off Street Parking for 3 vehicles
- Fabulous Views
- Wood Burning Stove
- Garage



DESCRIPTION

Culpepers enjoys a prime position in the heart of the village, commanding exceptional views towards Minchinhampton Common. Thoughtfully extended and beautifully updated, the property combines contemporary open-plan living with an abundance of natural light, creating an ideal home for both family life and entertaining.

Set within mature wraparound gardens, Culpepers offers a wonderful sense of privacy, complemented by a choice of inviting seating areas and a detached garden studio, perfectly suited as a home office, gym or creative workspace. A useful boot room divides the house and the garage with off street parking for three cars.

At the heart of the home is a spacious family/dining room with wooden flooring, flowing into a well-appointed fitted kitchen featuring an extensive range of built-in cabinetry, a double oven and integrated fridge freezer.

Although open to the dining space, the kitchen is cleverly positioned around the corner, providing definition without compromising the open plan feel. A step-down leads into the impressive main sitting room, where a centrally positioned wood-burning stove creates a welcoming focal point, while doors open directly onto both the side and rear gardens, seamlessly

connecting indoor and outdoor living. Beyond lies a versatile reception room, ideal as a home office, playroom or snug, together with a cloakroom and separate utility room completing the ground floor.

On the first floor there are four well-proportioned bedrooms. The dual-aspect principal bedroom enjoys arguably the finest views in the house and benefits from an en-suite shower room. Three further bedrooms are served by the family bathroom.





DIRECTIONS

From Stroud, follow the A46, Bath Road, in the direction of Nailsworth. After a couple of miles, turn right into Selsley Road; follow the road up the hill for circa 50 yards and take the second left into Southfield Road and first right in to Church Road where the property can be found on the left hand side.

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.



Culpeppers, Church Road, North Woodchester, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	145 sq metres / 1561 sq feet
Garage	11 sq metres / 118 sq feet
Summerhouse	14 sq metres / 151 sq feet

Total 170 sq metres / 1830 sq feet

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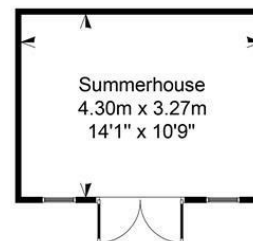
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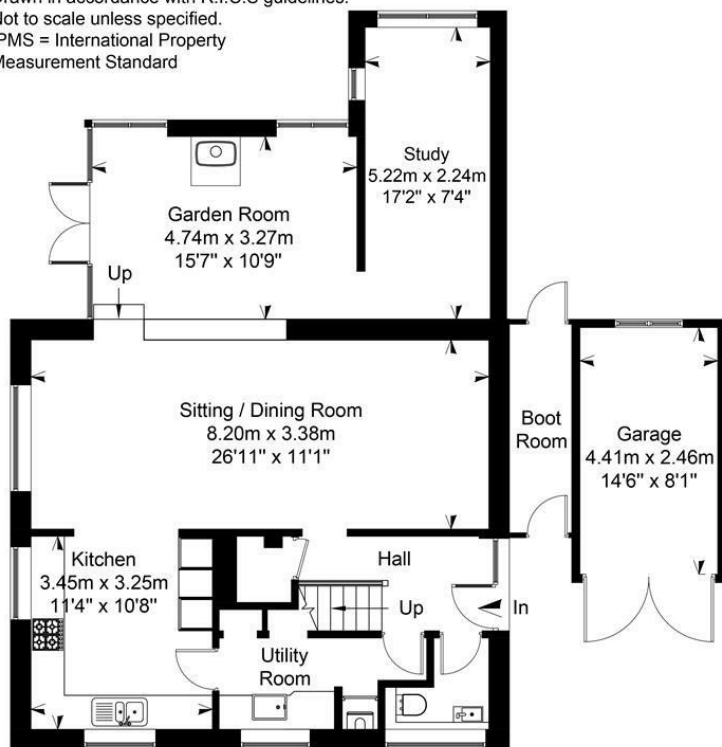
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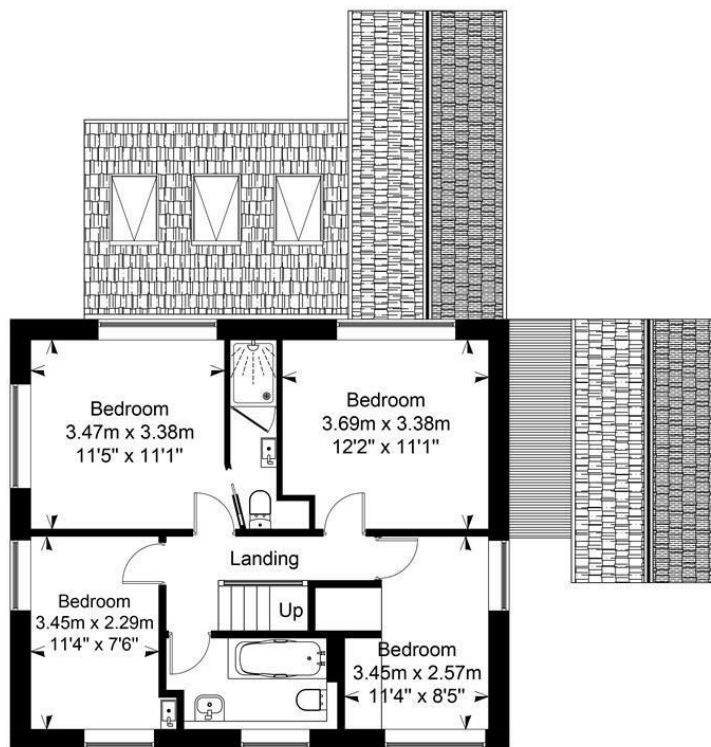
IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

MURRAYS
SALES & LETTINGS

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Mayfair

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info@mayfairoffice.co.uk

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TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas, water and drainage. GCH. Stroud District Council Tax Band F, £3,465.83 2026/27.

Ofcom checker: Broadband Standard 7 Mbps, Superfast 75 Mbps; Mobile EE, 3, Vodafone & O2.

SUBJECT TO CONTRACT

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