

ROOKSMOOR · ROOKSMOOR · WOODCHESTER · STROUD

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Rooksmoor
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Woodchester
Stroud
GL5 5NB

This attractive Grade II Listed, attached home exudes charm and character, with a wealth of period features.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £650,000

FEATURES

- 3 Bedrooms
- 2 Attic Rooms
- Original Features
- Cellar
- Large Sitting Room with Open Fire
- Kitchen/Dining Room
- Exposed Beams
- Level Gardens
- No Onward Chain







DESCRIPTION

This attractive Grade II Listed home exudes charm and character, with a wealth of period features evident from the moment you step inside. Beautiful stone mullion windows, window seats and exposed beams all add to the property's distinctive appeal. The flexible accommodation is arranged predominantly over three floors, with the added benefit of a cellar providing useful additional storage.

The entrance hallway leads through to the principal ground-floor accommodation, including a kitchen/dining room with a traditional butler sink and pantry, a separate utility/cloakroom, and a fabulous sitting room centred around an inviting fireplace, creating the perfect setting for cosy winter evenings.

On the first floor, there are two bedrooms, including an impressive triple-aspect principal bedroom featuring wide wooden floorboards. Both bedrooms are served by a family bathroom fitted with a separate bath and shower. The second floor provides a third bedroom alongside two attic rooms, offering further flexibility for storage, hobbies or potential alternative uses, subject to any necessary consents.

Accessed via steps, the gardens wrap around three sides of Rooksmoor, with the majority situated to the rear. These attractive outdoor spaces provide ample room for entertaining, relaxing and enjoying the surroundings, with plenty of scope for keen gardeners and those seeking a little outdoor adventure.







DIRECTIONS

From our Stroud Office, proceed out on the A46. Continue straight over the traffic lights for about a mile and then, immediately prior to The Old Fleece Pub, turn left onto a little lane leading back up the hill and Rooksmoor will be located first on the right.

LOCATION

Rooksmoor, situated in the Woodchester Valley, shelters at the foot of Rodborough Common. The community would originally have revolved around its former Cloth Mill (now redeveloped as houses and apartments), but Rooksmoor has the great advantage of being offset from there, up a narrow lane, in a charming little oasis of similar period buildings. Rooksmoor is a strategic location in which to live, being close to good facilities including excellent schools such as Beaudesert Park and Wycliffe College, Stroud High School and Marling.

Nearby Stroud has an award winning weekly Farmers' Market, a major Waitrose as well as many other supermarkets, a multiplex cinema and a popular provincial theatre, while from its main line station, regular train services into London Paddington are scheduled from just over 90 minutes. The market town of Nailsworth, with a good range of independent shops and cafes, is also within easy reach by road or via the nearby cycle track.

The nearby Rodborough Common is a marvellous source of walks with dramatic scenery to enjoy, while afterwards The Old Fleece in Rooksmoor is popular for its food. There is also access to three challenging golf courses at Minchinhampton.

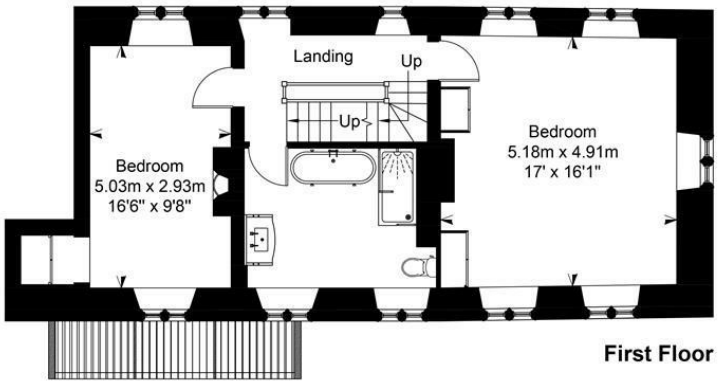


Rooksmoor, Woodchester, Stroud, Gloucestershire

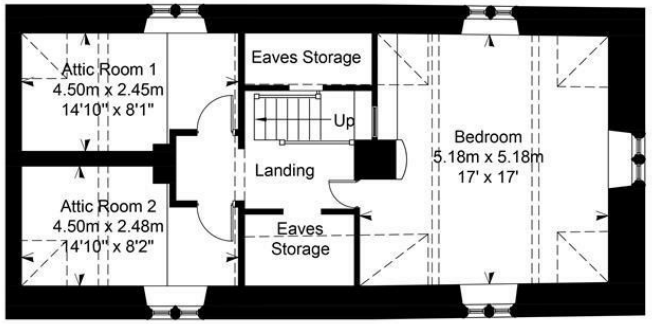
Approximate IPMS2 Floor Area	
House	193 sq metres / 2078 sq feet
Cellar	24 sq metres / 258 sq feet
Total	217 sq metres / 2336 sq feet
(Includes Limited Use Area	11 sq metres / 118 sq feet)

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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

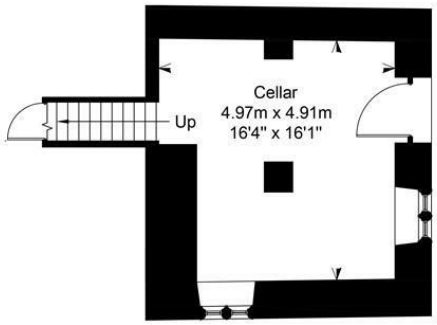
= Limited Use Area



First Floor

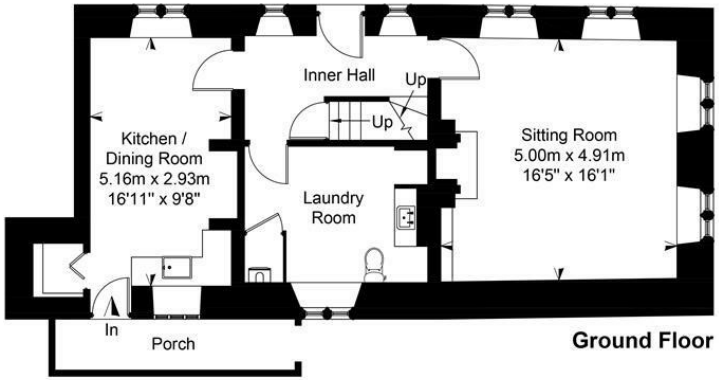


Second Floor



Cellar





Ground Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
Exempt as Grade II Listed

SERVICES
All mains services are connected to the property. Gas central heating. Stroud District Council Tax Band F, £3,465.83 payable 2026/27. Ofcom checker: Broadband Standard 8Mbps, Superfast 90 Mbps. Mobile coverage - EE, 3, O2 and Vodafone all good outdoor.

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