

# Woodchester Valley Village

4 Inchbtook Court

Inchbrook

Stroud

GL5 5HY



OFFERS IN THE REGION OF: £260,000

2 BED, 1 BATHROOMS, 1 RECEPTION

*"A beautiful ground floor retirement apartment for sale in the wonderful Woodchester Valley Retirement Village near Nailsworth, Stroud"*

**kw**  
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# Introducing

## 4 Inchbrook Court



### Your Home in Woodchester Valley Village Independent Retirement Living in Community

Conveniently positioned on the ground floor of the main building at Woodchester Valley Retirement Village, this well-appointed two-bedroom apartment offers true independent living within a supportive, vibrant retirement community. The village is purpose-built and is mutually owned and democratically run by its residents.

Nestled safely and securely in the scenic Inchbrook Valley just outside Nailsworth, the village has on-site support staff, community facilities including a restaurant and sits amidst over 20 acres of beautifully maintained grounds in the heart of the Cotswolds Area of Outstanding Natural Beauty.

Unusually well-connected to both the village and the outside, the apartment can be accessed from the main building, directly from a private courtyard garden via the reception room's French doors, or through the principal bedroom, blending peaceful independence with the opportunity to be involved with a thriving over-60s community. The accommodation features a bright reception room, a well-equipped fitted kitchen with integrated appliances, two well-proportioned bedrooms with fitted wardrobes, and a good-sized bathroom room with walk-in shower.

## Key Features

### **Mutually Owned Retirement Village for Independent Living (Aged 60+)**

A unique, resident-owned and democratically managed community offering true independent living with flexible support when required. On-site staff provide 24-hour emergency response and assistance; with third-party carers permitted as needed. There are varied community-led social events and outings, as well as weekly shopping trips via a dedicated minibus.

### **• Spacious and Adaptable 2-Bedroom ground floor apartment**

- Bright reception room with French doors to a patio overlooking woodland
- Modern fitted kitchen with integrated appliances
- Two well-proportioned bedrooms with fitted wardrobes
- Good-sized shower room with large walk-in shower
- Private courtyard access to the front
- Gas central heating from communal system
- Residents' parking

### **Extensive Communal Grounds and On-Site Facilities**

Over 20 acres of beautifully maintained grounds, including courtyards, woodland walks, green spaces, allotments, and a picturesque millpond.

Key amenities include:

- A Residents' lounge (the Octagon) and library
- A restaurant offering freshly prepared meals daily (with home delivery)
- Residents' and visitor parking throughout the estate

Included services:

- 1 hour weekly housekeeping with 1 weekly laundry load (8kg)
- 24-hour emergency alarm system

### **Superb Cotswold Location**

The village is only minutes from Nailsworth, a thriving market town with supermarkets, specialist shops, boutiques, and a variety of dining options. Stroud, nearby, offers further everyday amenities, regular markets, and convenient transport links to London, Bristol, Cheltenham, and beyond.

WELCOME TO  
WOODCHESTER VALLEY VILLAGE



*Nestled in a picturesque valley below the stunning National Trust grounds of Woodchester Park, Woodchester Valley Village is a premier retirement community for active individuals aged 60 and over. Built from elegant Cotswold stone, this thoughtfully designed garden village blends serene independence with a warm, supportive community feel.*

*With 38 houses and cottages plus 33 apartments arranged along quiet lanes, peaceful woodland paths, and pretty courtyard gardens, it offers true peace of mind in a secure, friendly environment. Surrounded by breathtaking Gloucestershire countryside in an Area of Outstanding Natural Beauty, it's just a mile from Nailsworth's vibrant market town and four miles from Stroud, perfectly balancing tranquillity with easy access to shops, culture, and transport.*

*Here, you can enjoy retirement to the full: independent living in your own home, with help always available when needed.*



## A Unique Mutual Village: Owned by Residents

*Woodchester Valley Village stands out as Britain's first mutually owned retirement community. Residents own the freehold collectively and run it solely for their benefit, no external profits, just decisions made by and for the people who live here.*

*Previously known as Crystal Fountain Village, it faced uncertainty when the original owner went into administration in 2010. In a remarkable effort, residents united to purchase the freehold in 2013, transforming it into a vibrant, resident-led haven. Directors are elected from leaseholders and families, with regular board and general meetings where every voice counts.*

*This mutual model fosters pride, efficiency, and excellent value service charges compare favourably because the focus is on residents' needs, not shareholder returns. It's a place to be proud of: secure, sociable, and truly community-driven.*





## Facilities, Support, and Everyday Ease

*Life here is effortless and enjoyable, with facilities and services designed around you:*

**Daily Restaurant:** *Open every day for freshly prepared meals, dine in or have them delivered to your door. Frozen meals and event catering available too.*

**Communal Spaces:** *Well stocked library, hairdresser, village shop, Green Room for small gatherings, and The Octagon as the village hall for larger events.*

**Support Services:** *24-hour on-site staff for emergencies, concierge help (parcel handling, newspaper delivery, pet sitting), weekly housekeeping (1 hour), weekly laundry (1 load), and maintenance for odd jobs/repairs.*

**Minibus Outings:** *Regular trips to shops (including Waitrose), supermarkets, cultural venues, and sightseeing spots so there is no need to drive.*

**Activities:** *A buzzing calendar with book clubs, knit and natter, art workshops, play readings, wine tastings, themed lunches, musical entertainment, illustrated talks, gardening group, and more. Life is never boring!*

*Pets are welcome and gardens/grounds are beautifully maintained (with help available if desired, plus allotments for keen gardeners).*







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# 4 Inchbrook Court

Woodchester Valley Village

## Location – Perfectly Connected in the Cotswolds

*Living at the heart of Gloucestershire's breathtaking countryside, you're ideally placed to explore the Cotswolds.*

**Conveniently Located:** *Peaceful setting just off the A46, between Nailsworth (charming town with coffee shops, pubs, restaurants) and Stroud (theatre, cinema, Waitrose, wider shops, services). Both have regular farmers' markets and independent boutiques.*

**Nearby Nature:** *Glorious open spaces at Woodchester Park, Minchinhampton Common, and Rodborough Common—short drive or walk away. Excellent golf clubs, gyms, spas, and health clubs nearby.*

**Further Afield:** *Easy access to Stow-on-the-Wold, Bibury, Cirencester, Cheltenham, Bourton-on-the-Water, and countless traditional villages.*

**Transport:** *Stroud station (4 miles) offers direct trains to London Paddington in about 90 minutes, plus links to Bristol, Cheltenham, and Gloucester. Village minibus handles local trips.*

*Whether staying local or venturing out, Woodchester Valley Village lets you live the good life—active, connected, and carefree in one of England's most beautiful regions.*

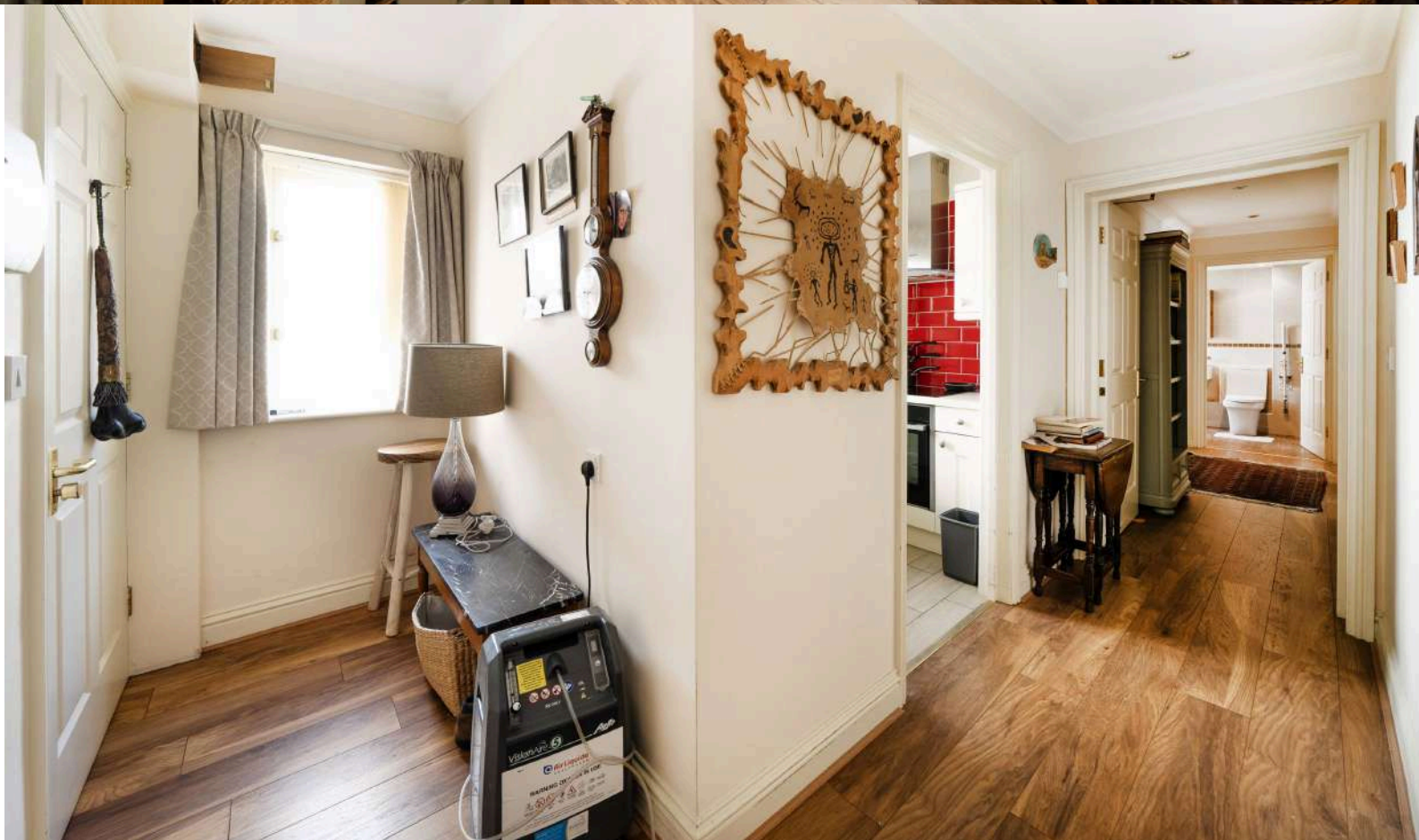


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*A Look Inside*  
**4 INCHBROOK COURT**











**PROPERTY DETAILS****Ground Floor**

**Entrance Hall:** An L-shaped hallway at the heart of the apartment, leading to all principal rooms with a window overlooking the communal gardens/

**Reception Room:** A bright and well-proportioned sitting room with French doors opening onto a private courtyard garden, beyond which lies an expansive and mature woodland area – a wonderfully tranquil outlook. The room features an overmantel with gas fire and decorative surround, creating a warm and comfortable focal point.

**Kitchen:** A well-fitted kitchen featuring a wide range of modern wall and base units with GetaCore work surfaces, incorporating a Franke black sink with mixer taps and tiled splashbacks. Integrated appliances include an AEG tall fridge/freezer, Neff electric oven, Neff hob and Hotpoint extractor fan. Further benefits include an AEG washer/dryer, a window overlooking the communal gardens, under-unit lighting and a tiled floor.

**Bedroom 1:** A well-proportioned second bedroom enjoying an outlook over the mature woodland on the periphery of the village. Fitted with sliding door wardrobes offering a wealth of hanging space and shelving, equally suited for use as a bedroom or home office.

**Bedroom 2:** A generous double bedroom overlooking woodland with the benefit of a part-glazed door to outside. Fitted with a mirror-fronted corner wardrobe alongside a further fitted wardrobe with drawers, dwarf cupboards and a dressing table – excellent storage throughout.

**Shower room :** A good-sized shower room featuring a large walk-in shower cubicle with sliding doors, a modern stainless steel shower unit and height-adjustable shower head. Further comprising a pedestal wash hand basin with mirror-fronted cupboard above, additional storage cupboards, low-flush WC, heated towel rail and a window overlooking the well-planted communal garden to the rear. Fully tiled throughout.

**External**

**Courtyard:** A private courtyard garden accessed via French doors from the reception room, benefiting from an attractive open aspect to woodland and public open – a surprisingly pleasant and private outdoor setting.

**Communal Grounds:** Over 20 acres of beautifully maintained gardens, woodland, courtyards and millpond, all enjoyed by residents.

**Parking:** Residents' off-street parking available across the development.

## TECHNICAL DETAILS

- Total Floor Area: 729 sq ft (67.7 sq m)
- EPC Rating: D (68)
- Council Tax Band: B (Stroud District Council)
- Tenure: Leasehold on a 999-year lease commencing in 2013
- Age Restriction: For residents aged 60 and over
- Service Charge: £11,400 per annum (£2,850 per quarter), including
  - External building and grounds maintenance;
  - Use of all on-site facilities / events / restaurant
  - 24-hour service alarm
  - 1 hour weekly housekeeping
  - 1 load weekly laundry
  - Minibus scheme / outings
- Ground Rent: £130 per annum
- Option to use 3rd party carers
- Retirement Village Management: Woodchester Valley Village is mutually owned and managed by its residents; with directors elected from residents and families
- Services: Connected to mains gas, electricity, water, and drainage; gas central heating
- Broadband: Excellent connections available (Ofcom); average speeds subject to provider and postcode

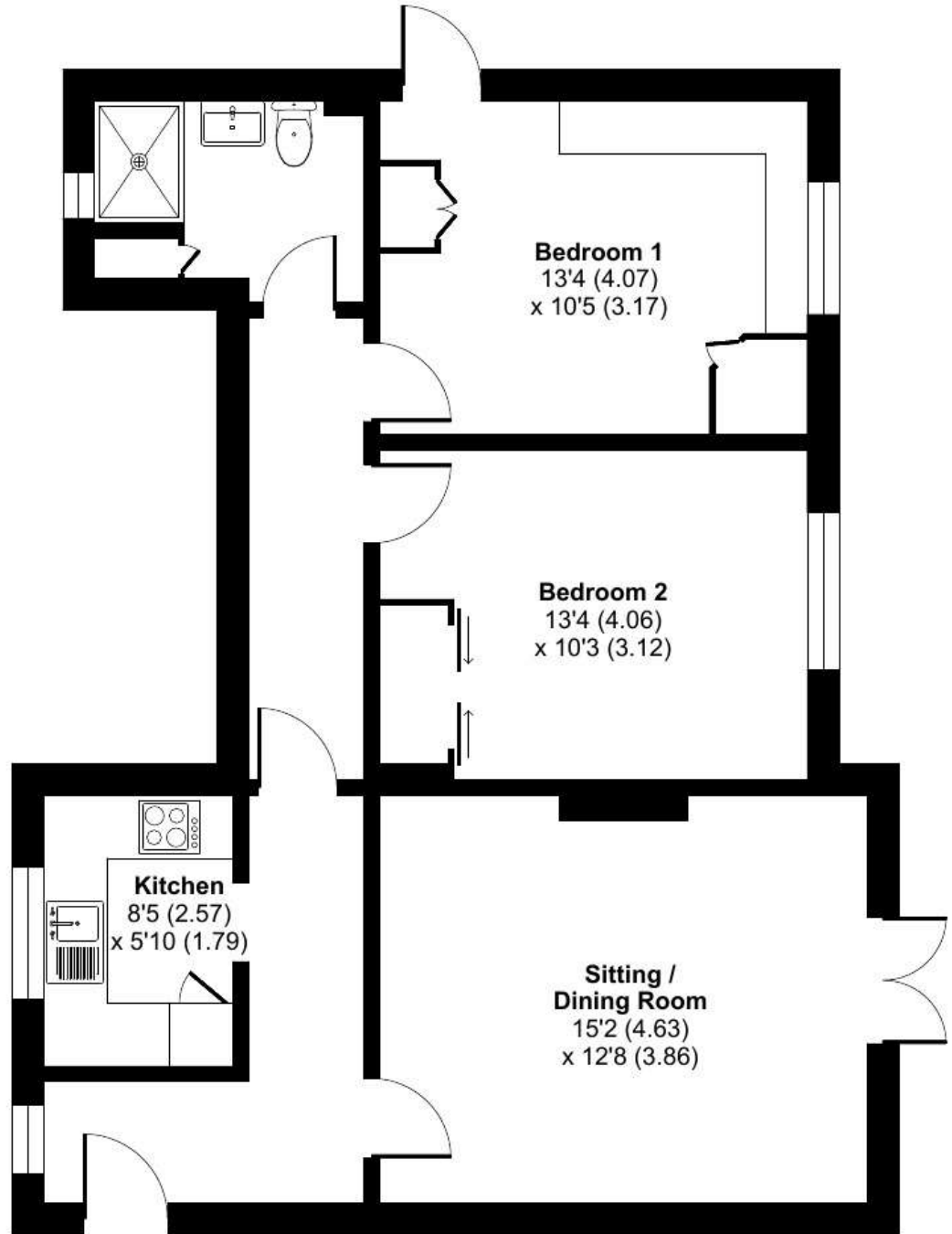
## ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. 4 Inchbrook Court has scope for increased efficiencies with details set out in the EPC which can be issued on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Adam Clegg (Keller Williams). REF: 1455539

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*Adam Clegg*

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