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# Woodchester Valley Village

14 Inchbrook Court  
Inchbrook  
Stroud  
GL5 5HY

A well positioned retirement apartment for sale in  
the beautiful Woodchester Valley Retirement  
Village near Nailsworth Stroud

**Guide Price: £87,500**



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# Introducing

## 14 Inchbrook Court



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

*Conveniently positioned on the first floor of the main building at Woodchester Valley Retirement Village, this well-appointed one-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 of 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 Cotswold Area of Outstanding Natural Beauty.*

*The apartment is a good size for an individual and provides good access to the village's community infrastructure, 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, a well proportioned bedroom and a good sized bathroom 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.

### **• Bright and well-presented 1-bedroom first-floor apartment**

- Light with a restful outlook over the planted communal courtyard
- Modern fitted kitchen with integrated oven, hob and extractor
- Good-sized double bedroom with useful fitted and freestanding storage
- Modern shower room with large walk-in shower
- Underfloor heating throughout
- Secure, coded communal entrance with lift and stair access
- Easy, low-maintenance living, ideally suited to an individual

### **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

### **Services include:**

- 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.*



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## 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.*





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Woodchester Valley Village



## 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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## 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*

14 INCHBROOK COURT





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## Property Details

A light, modern and immaculately presented first-floor apartment set within the main building, offering easy, manageable living with the comfort of underfloor heating throughout. Bright and cleanly finished, with a restful outlook over the planted communal courtyard, it is ideally suited to an individual seeking a comfortable, low-maintenance home within a welcoming community and beautiful grounds.

**Communal Entrance:** The building is approached via a secure, coded communal entrance on the ground floor, with lift and stair access to the first floor, where the apartment is entered from an internal corridor.

**Living Room:** A bright and well-proportioned sitting room enjoying a pleasant outlook over the planted communal courtyard. A comfortable and easily arranged room, and a restful place to relax.

**Kitchen:** A well-fitted kitchen with a range of modern wall and base units in a clean, contemporary finish, incorporating an electric oven, hob and extractor, with a tidy and manageable layout.

**Bedroom:** A good-sized double bedroom, bright and well-proportioned for the apartment, with space for freestanding furniture and useful storage. A restful, well-presented room ideally suited to comfortable single occupancy.

**Shower Room & WC:** A modern shower room comprising a walk-in shower, wash hand basin, low-flush WC and heated towel rail. Cleanly finished and easy to maintain.

**General:** The apartment benefits from underfloor heating throughout, adding to its comfortable, easy-living feel.

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

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



# 14 Inchbrook Court

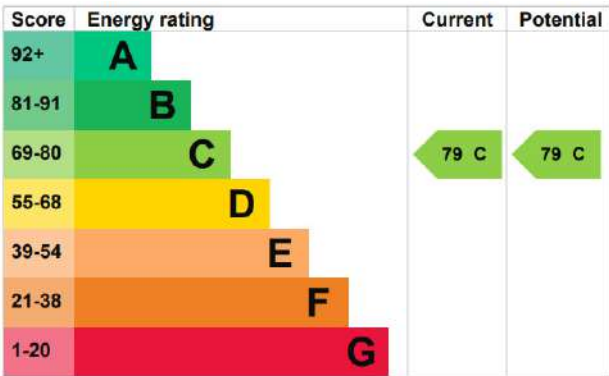
Woodchester Valley Village

## TECHNICAL DETAILS

- Total Floor Area: 335 sq ft (35 sq m)
- EPC Rating: C (79)
- Council Tax Band: A (Stroud District Council)
- Tenure: Leasehold on a 999-year lease commencing in 2013
- Age Restriction: For residents aged 60 and over
- Service Charge: £9,529 per annum (£2,382 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 - communal utilities at £110.22 pcm (at the time of writing)
- Broadband: Excellent connections available (Ofcom); average speeds subject to provider and postcode / Phone Signal - Poor (improved by wifi connection)

## 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. 14 Inchbrook Court has scope for increased efficiencies with details set out in the EPC available to download.



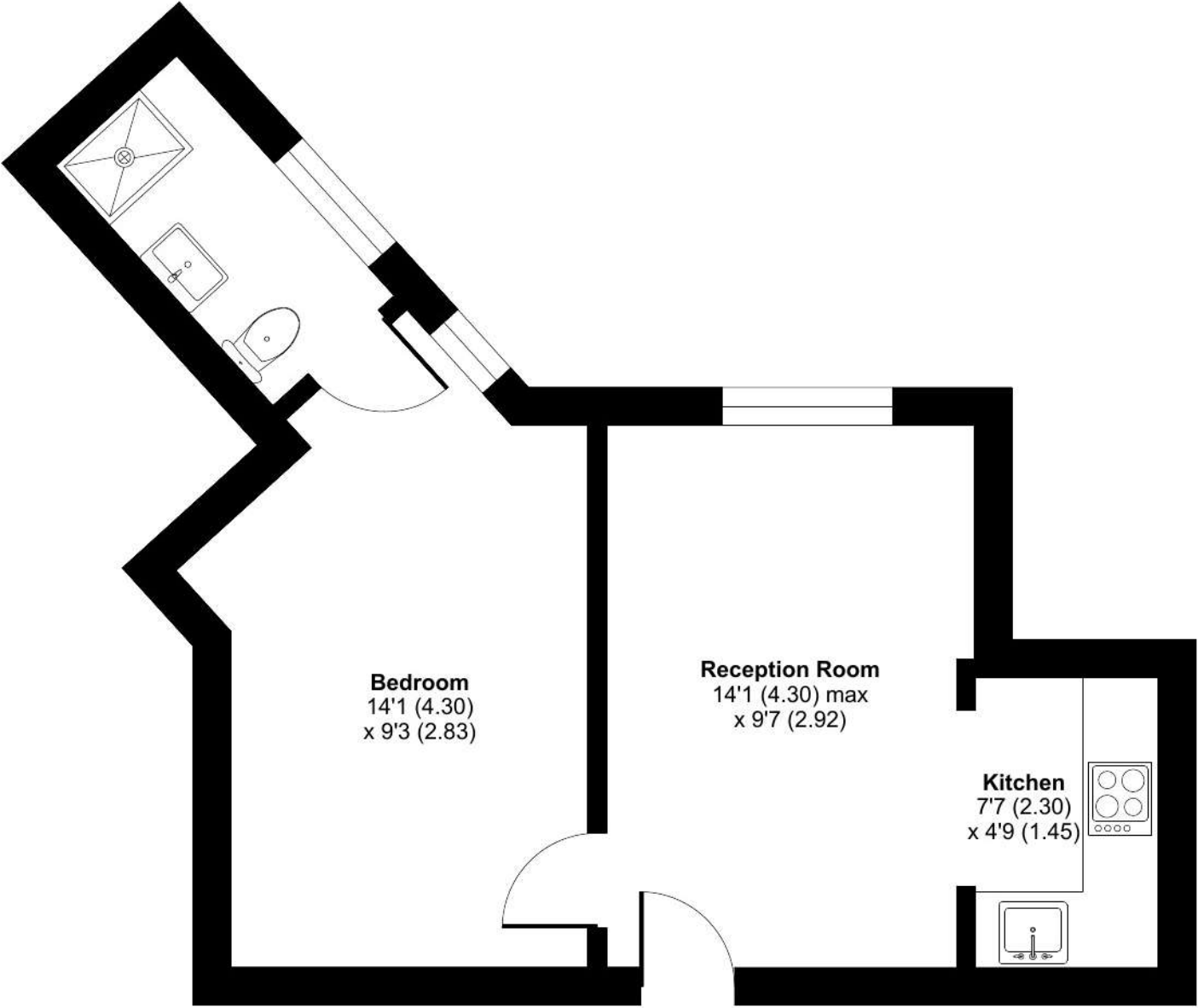
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 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.



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## FLOOR PLANS



**FIRST FLOOR**

Approximate Area = 335 sq.ft / 33 sq.m

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