

Woodchester Valley Village

20 Inchbtook Way

Inchbrook

Stroud

GL5 5HQ



OFFERS ABOVE: £260,000

2 BED END OF TERRACE, 1 BATHROOMS, 1 RECEPTION

*"The perfect retirement home for sale,
tucked away in the idyllic grounds of
Woodchester Valley Retirement Village near
Nailsworth, Stroud"*



Introducing

20 Inchbrook Way



Your Home in Woodchester Valley Village Independent Retirement Living in Community

This well-appointed two-bedroom home is set in a private enclosure fronting beautiful woodland, offering 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.

Perfectly positioned, the home balances peaceful independence with excellent connectivity to village facilities and amenities. With private parking in close proximity, the ground floor comprises a well-equipped kitchen overlooking the front courtyard garden, understairs storage, a downstairs toilet, and a bright reception room opening via French doors to a private rear courtyard garden. Two well-proportioned bedrooms and a shower room are situated upstairs.

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 end of terrace home

- Well-appointed two-bedroom end of terrace house
- Tucked away in a private enclave aside beautiful woodland
- Bright reception room with French doors to a rear courtyard garden
- Kitchen overlooking the shared front planted courtyard
- Two well-proportioned bedrooms
- Shower room upstairs, downstairs toilet and under-stairs storage
- Private parking in close proximity

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).





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.





A Look Inside

20 INCHBROOK WAY













PROPERTY DETAILS**Ground Floor:**

Entrance Hall: A welcoming entrance hallway providing access to all principal rooms, with useful understairs storage and a stairlift to the first floor.

Kitchen: A well-equipped kitchen with a range of wall and base units, benefiting from a pleasant outlook over the communal front planted courtyard garden, which benefits from a private seating area.

Reception Room: A bright and well-proportioned sitting room offering comfortable and versatile everyday living space, with French doors opening onto a private rear courtyard garden.

Downstairs WC: A convenient and accessible ground floor cloakroom/WC.

First Floor:

Bedroom 1: A bright and airy double bedroom with fitted wardrobes providing excellent storage, enjoying a pleasant outlook over mature woodland.

Bedroom 2: A bright and airy double bedroom with a pleasant outlook over the rear courtyard garden and surrounding grounds – equally suited for use as a home office or hobby room.

Shower Room: A good-sized shower room featuring a walk-in shower cubicle, fully tiled throughout – clean, contemporary and functional.

External:

Courtyard: A private courtyard garden accessed via French doors from the reception room, offering a surprisingly peaceful and private outdoor retreat.

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

Parking: Residents' off-street parking available in close proximity to the property.

TECHNICAL DETAILS

- Total Floor Area: 714 sq ft (66.3 sq m)
- EPC Rating: C (76)
- 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: £10,318 per annum (£2,579 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. 20 Inchbrook Way 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

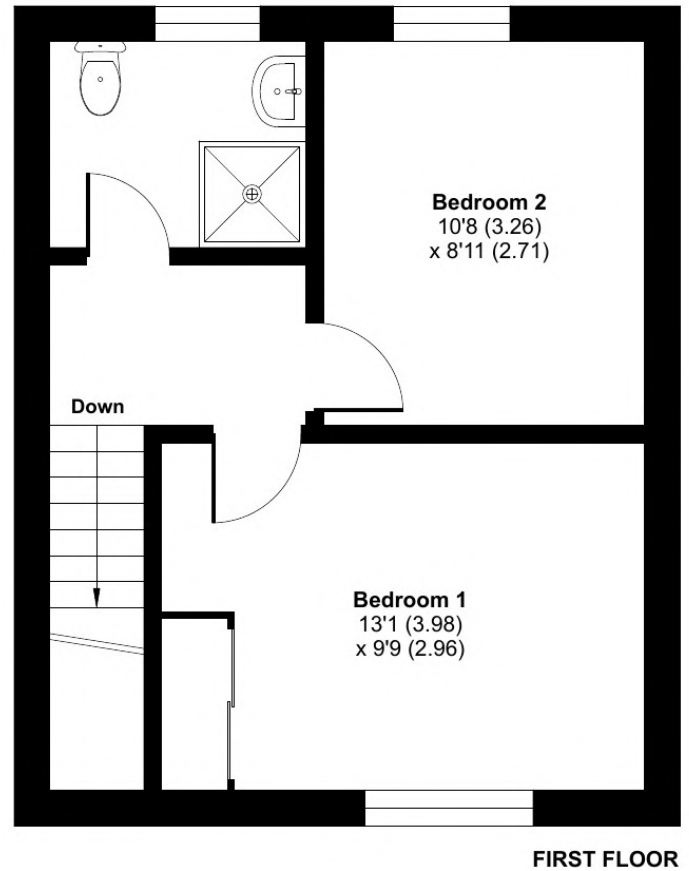
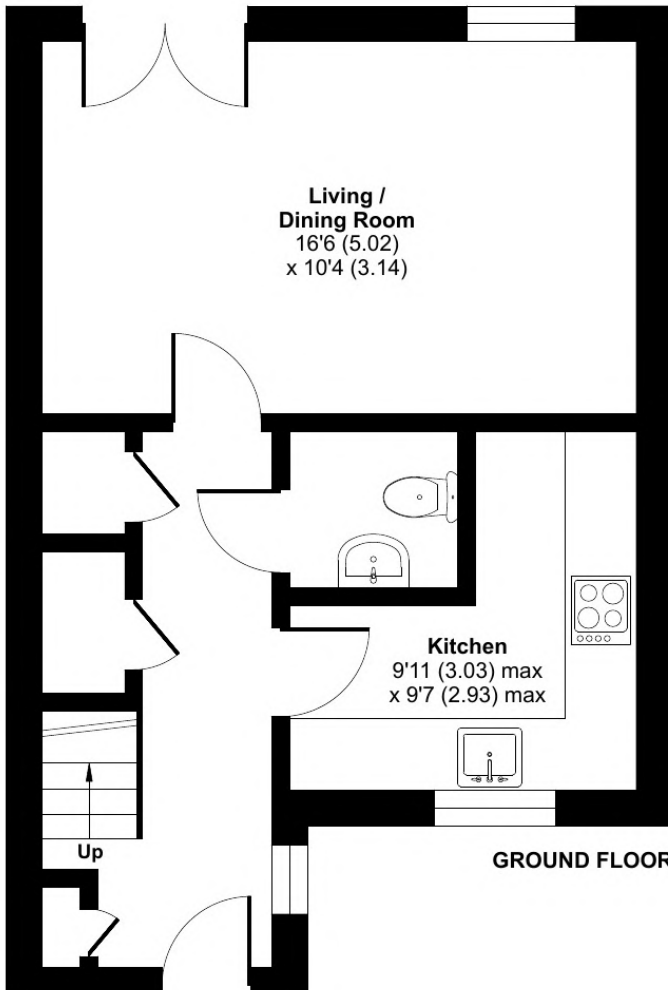
DISCLAIMER

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.

Inchbrook Way, Stroud, GL5

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



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.

kw

KELLERWILLIAMS®

Buy Me!



Adam Clegg

Adam Clegg

07496 029683

adam.clegg@kwuk.com

