BRAMBLES
SOUTH WOODCHESTER

WHITAKER SEAGER

BRAMBLES, HIGH STREET, SOUTH WOODCHESTER, STROUD, GL5 5EL

A CHARMING TWO BEDROOM END OF TERRACE COTTAGE SITUATED IN A HIGHLY DESIRABLE COTSWOLD VILLAGE.

The property

Situated in the highly desirable Cotswold village of South Woodchester, within easy reach of the Ram public house, this charming two bedroom end of terrace cottage perfectly blends traditional character with modern living.

As you enter the property, you are greeted by stripped wooden floorboards and a staircase rising to the upper floors while also descending to the lower ground level. The sitting room enjoys a bright front aspect and features stripped wood flooring, an attractive Cotswold stone fireplace with an inset log burning stove, exposed stone walling, and built in recessed shelving, creating a warm and inviting space with a wealth of character.

A contemporary bathroom is thoughtfully designed with a stylish vanity unit basin, recessed WC, heated towel rail, and a bath with shower over, complemented by elegant herringbone tiling.

The lower ground floor provides a sociable kitchen/dining room, fitted with base level storage units, open shelving, oak worktops, a stainless steel sink, and distinctive post industrial ceiling lighting. A walk in pantry offers additional storage, and the kitchen opens into a bright conservatory that enjoys a dual aspect, exposed stone walling, and garden access. This space is ideal for relaxing, entertaining, or adding practical storage.

Upstairs, two bedrooms are arranged over the first and second floors. The first floor bedroom is bright with stripped floors, wood panelling, and a cupboard housing the gas combi boiler. The second floor principal bedroom is generously proportioned and retains characterful features such as stripped flooring, exposed beams, and a skylight, creating a light filled, airy retreat.

According to Ofcom the property benefits from good mobile phone reception and superfast broadband.

This charming period cottage, enhanced with modern upgrades and set in a highly desirable village location, offers an excellent opportunity for anyone seeking a stylish and comfortable home

Guide price

£365,000

- *Entrance Hallway*
- *Sitting Room*
- *Family Bathroom*
- *Kitchen/Dining Room*
- *Conservatory*
- *Two Bedrooms*
- *Outbuilding*
- *Two individual garden areas & far reaching views*
- *No private parking, on street parking.*
- *The property benefits from a right of way across neighbouring land*

WITHIN EASY REACH...

Nailsworth - 2 miles
Stroud - 2.7 miles
Cirencester - 12.8 miles
Cheltenham - 22.5 miles
Gloucester - 15.9 miles

Outside

The garden is thoughtfully arranged into two distinct and charming areas. Stepping out from the conservatory at the rear of the property, you are welcomed into a delightful courtyard setting with space for a bistro table, an ideal spot for relaxed al fresco dining, morning coffee, or evening drinks in a peaceful setting. From the courtyard, a doorway leads into the versatile outbuilding, currently used as a utility room, offering excellent potential for a range of uses or additional storage. A further gateway opens onto a shared access pathway which leads past a storage shed to the first section of the garden, currently arranged with raised beds, providing the perfect opportunity for keen gardeners or those looking to grow their own vegetables and herbs. The pathway then gently meanders through to the main garden area, revealing a beautifully lawned space framed by mature trees and established shrubs that create both privacy and a natural sense of tranquillity. A charming pond adds character and wildlife interest, while a delightful summer house offers a wonderful retreat from which to relax and take in the far reaching panoramic views.

Situation

The property is situated within South Woodchester. Woodchester is made up of two areas, North and South; There are two pubs (The Ram and The Royal Oak), a children's play park, a post office and a community run shop, as well as Woodchester Primary school, It is also home to the Woodchester Valley Vineyard. Nailsworth offers a choice of shops, and eateries, with more in Stroud including an award winning Farmers' Market. Other local towns include Tetbury and Cirencester. Educational facilities within the area are excellent in both the private, public sector and the grammar schools including Stroud High and Marling School in Stroud. Bus routes to secondary schools run from the end of Station road. A nearby cycle track extending between Nailsworth and Stonehouse, provides an alternative route to the neighbouring centres of Stroud and Nailsworth. Access to the M5 motorway is via junction 13 at Eastington. Direct rail services to London Paddington (London) from Stroud.

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft
Outbuilding = 4.7 sq m / 50 sq ft
Total = 91.3 sq m / 982 sq ft

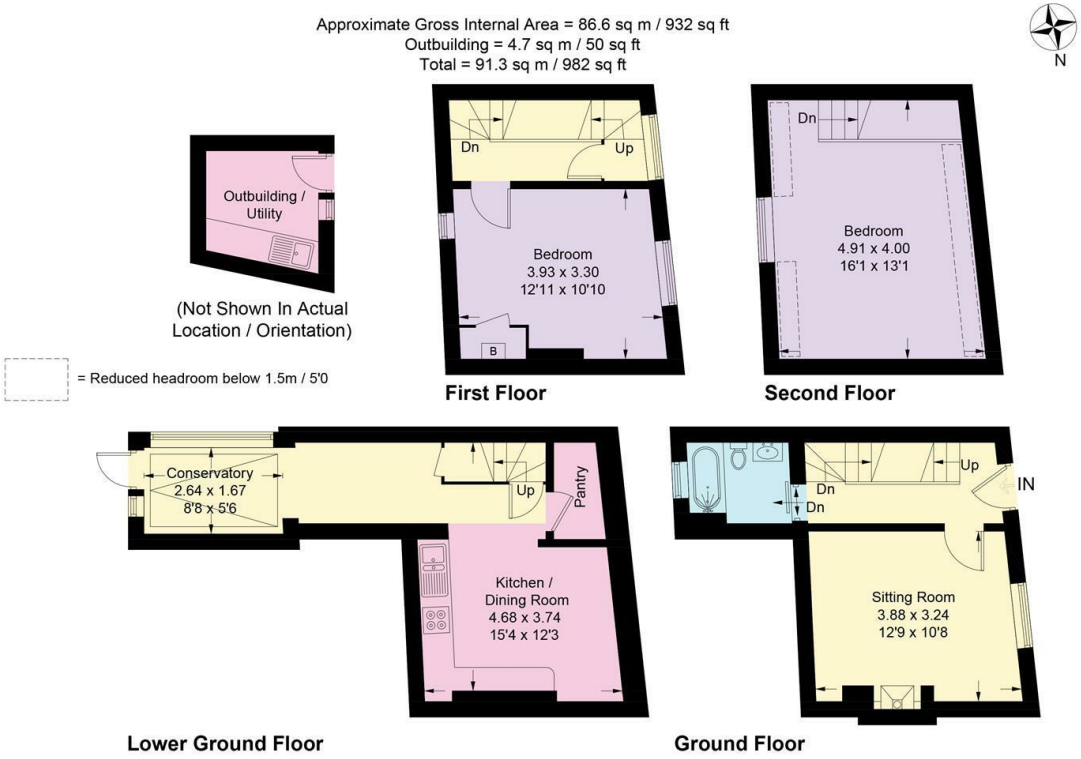
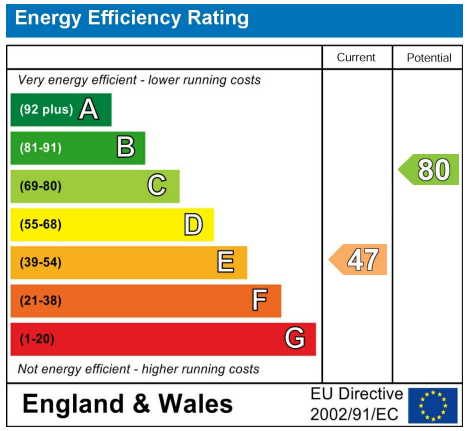


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280750)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 5EL **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band C and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.