

WOODCHESTER
GARAGE



3 WOODCHESTER GARAGE BATH ROAD, WOODCHESTER, STROUD, GL5 5NE

Offers in excess of £160,000

Description

Step into the apartment via the bright communal hall shared only with flat 2, and you're welcomed into a bright and inviting open-plan living space, with wood effect flooring, designed very much with day-to-day living in mind. There's a natural sense of room here, with plenty of space for a comfortable sofa setup, TV unit and a dining table, making it a genuinely sociable and versatile environment. A useful built-in storage cupboard also sits neatly within the living area, ideal for keeping everyday items tucked away and maintaining a clean, uncluttered feel.

To one side, enjoying a sunny aspect, the kitchen - upgraded in 2023 - has a smart, contemporary finish. It's well arranged and practical, fitted with an integral oven, hob and extractor hood, along with integrated fridge and freezer. There's also space for a washing machine, ensuring everything is neatly contained within the kitchen area while keeping the overall look streamlined.

A particularly nice feature is the subtle step up from the living space into the inner hallway, which creates a natural sense of separation between the living/kitchen area and the more private parts of the home, giving the apartment a slightly more zoned and considered feel.

From here, you'll find two well-proportioned double bedrooms, both offering comfortable accommodation with space for wardrobes and additional furniture as needed; ideal whether used as bedrooms, a guest room or a home office.

The shower room sits conveniently off the hallway, easily accessible from both rooms, boasting large size, stylish ceramic floor and wall tiles, with the wash basin encased by a handy cupboard unit, and the addition of a heated towel rail.

The property is warmed by gas central heating, adding to the overall comfort and efficiency of the home.

Outside, while the property doesn't have a private garden, it benefits from access to attractive communal grounds where lovely views across the valley can be enjoyed. In addition, there is a small courtyard area positioned directly beneath both bedroom windows which, although not formally included within the title, has been tended and used exclusively by the current owners during their time here offering a tucked-away spot to sit out.

The apartment also benefits from two private parking spaces, along with use of a shared external bin and bike store.

- Two bedroom ground floor apartment in Handsome Period Conversion
- Upgraded contemporary kitchen with integrated appliances
- Two double bedrooms with a wealth of light
- Communal Garden, use of courtyard area beneath bedroom windows
- Popular Woodchester village, with easy access to countryside walks

- Ideal for first time buyers or investment opportunity
- Open plan living area, fitted kitchen dining & sitting area
- Shower room with tiling & heated towel rail
- Two Allocated Parking Spaces, use of bin & cycle store
- Convenient Location for Minchinhampton Commom & towns of Stroud and Nailsworth





Location & Amenities

Set within the rolling Cotswold limestone valleys, Woodchester offers an idyllic village setting combining rural tranquillity with strong connectivity. It is best known for the nearby Woodchester Park, a National Trust landscape of wooded valleys, lakes and historic features, with extensive walking and wildlife on the doorstep. Footpaths and cycle routes link easily into the Stroud Valleys, the Cotswold Way, and surrounding countryside.

Woodchester is well connected: the M5 (J13) is approx. 4 miles away, while Stonehouse and Stroud stations (both approx. 3 miles) offer direct services to London Paddington in around 90 minutes. Stroud (3 miles) and Nailsworth (1.5 miles) provide a strong mix of independent shops, cafés, pubs and Stroud's famous farmers' market.

Local lifestyle highlights include the Fresh Standard Brew Company, a popular microbrewery and taproom nearby, hosting regular street food events, live DJs and community evenings, and The Fleece at Rooksmoor offering fine, cosy pub dining. Close by, Selsley Common offers expansive open National Trust common land with far-reaching views across the Severn Vale and beyond.

Woodchester Endowed Church of England Primary School is in the village, with well-regarded secondary options in Stroud including Archway School and grammar schools Stroud High School. and Marling School.

Woodchester combines countryside seclusion, heritage landscape, vibrant local culture and excellent commuter links - an exceptional Cotswold village setting.

Outside

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The apartment also benefits from two private parking spaces, along with use of a shared external bin and bike store — adding to the overall day-to-day practicality.



Useful Information

Tenure: Leasehold.

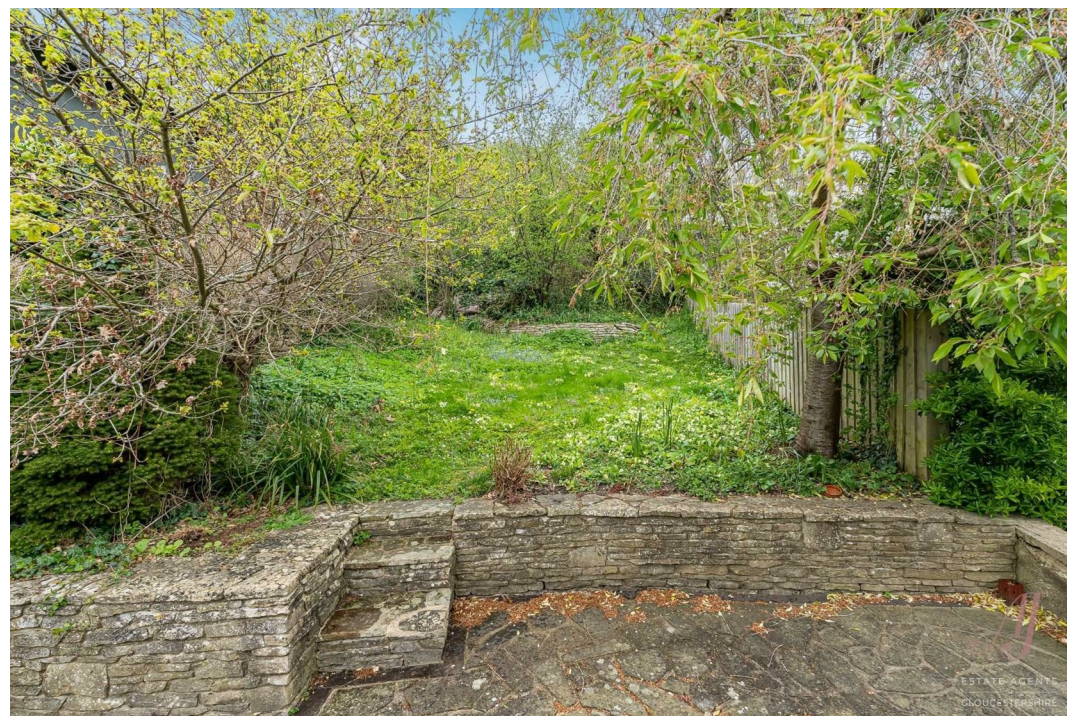
Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

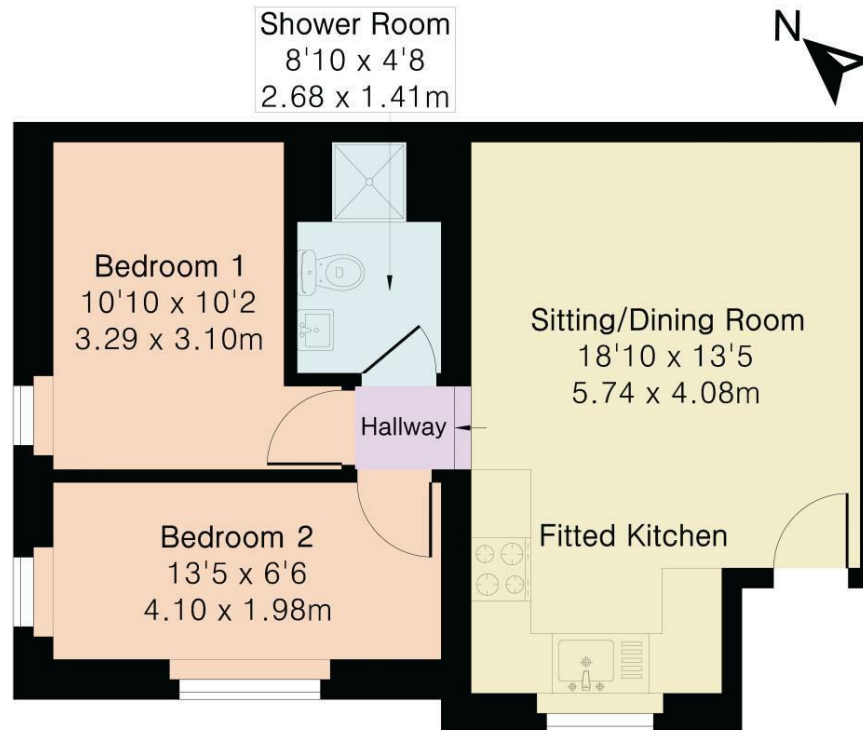
Local Authorities: SDC. Council Tax Band A and EPC rating C

Directions

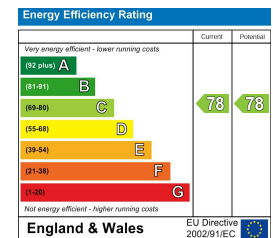
From Stroud, take the A46 towards Nailsworth. Travel approximately 1.7 miles and the apartment, which is within a large Cotswold Stone building, can be found a short distance past The Fleece, on the left hand side of the road. As denoted by our for sale board. There is a lay-by just past the building which is the best place to park for viewings.
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Approximate Gross Internal Area 475 sq ft - 44 sq m



Ground Floor



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