

# 16 WOODLANDS CLOSE EASTCOMBE



WHITAKER  
SEAGER



## 16 WOODLANDS CLOSE, EASTCOMBE, STROUD, GL6 7AZ

BACKING ONTO TO OPEN FIELDS, A DETACHED 4  
BEDROOM MODERN HOME, WITH GARAGE AND  
PARKING. OCCUPYING A DESIRABLE COTSWOLD  
SETTING.

### *The property*

A well presented detached modern home occupying a desirable cul-de-sac setting within this highly regarded Cotswold village, ideally positioned within walking distance of village amenities including the village shop and post office, The Lamb public house, village primary school and Thomas Keble secondary school. Built approximately 13 years ago, the traditionally styled property combines character with modern efficiency and benefits from a C rated EPC. Number 16 enjoys one of the best positions within this small development, backing onto neighbouring fields which create an attractive backdrop to the garden and kitchen/dining area. The front door opens into a generous entrance hallway with stairs rising to the first floor and doors leading to the living accommodation, with a cloakroom and storage cupboard off the hall. The sitting room is located to the front of the house and features a bay window and a fireplace with electric fire inset, with hardwood

effect flooring flowing seamlessly from the hallway. Across the rear of the property is a sociable kitchen/dining room with tiled flooring, enjoying views across the garden and Cotswold stone wall to the fields beyond, with a rear window and French doors providing natural light. The kitchen is fitted with modern shaker style units, granite worktops and integrated appliances including two ovens, five ring gas hob, fridge/freezer and dishwasher. An adjoining utility/boot room provides plumbing for a washing machine, an internal door to the integral garage and a rear door opening to the garden. To the first floor are three double bedrooms and a single bedroom, currently with a built in desk, together with a modern family bathroom. The principal bedroom is impressive in size and benefits from built in storage and an ensuite shower room, with all bedrooms providing built in wardrobes. The family bathroom includes a shower over the bath. There is loft access on the landing.





## Guide price £499,995

- Entrance Hall with cloakroom
- Sitting room
- Kitchen/dining room
- Utility/boot room
- 4 bedrooms (one currently used as study)
- Family bathroom and ensuite shower room
- Garden with open aspect, arage and parking
- Gas central heating
- Management fee : 1/1/26-30/6/26  
£189.74
- Ofcom - Superfast broadband available.  
Good outdoor mobile signal, variable in home.

### WITHIN EASY REACH...

- Stroud - 4.4 miles
- Cirencester - 10 miles
- Cheltenham - 13 miles
- Gloucester - 14 miles
- Bath - 34 miles
- Bristol - 36 miles

## Outside

Parking is located to the front of the property, in addition to an integral garage with electric door. To the rear is a level garden enclosed by fencing and a low-level Cotswold stone wall, enjoying a superb open aspect over neighbouring fields. The garden is mainly laid to lawn with a paved seating terrace and flower borders, and further benefits from an outside tap and gated side access to the front of the property.

## Situation

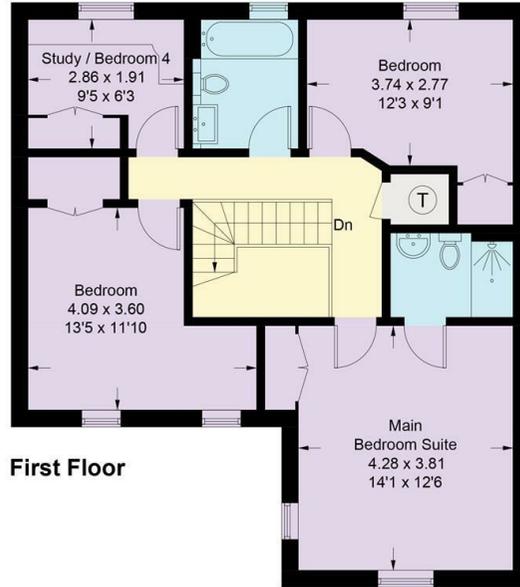
Eastcombe is a charming hilltop village within an Area of Outstanding Natural Beauty (AONB), located between the towns of Stroud and Cirencester, and offering convenient access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages, it has retained its traditional village pub and general stores/post office, creating a friendly community atmosphere. The village is home to a sought-after primary school and Thomas Keble, a highly regarded secondary school. The area lends itself to outdoor activities, such as walking, riding, and cycling. A Doctor's Surgery, Chemist, and Tesco Metro are located in nearby Bussage. Eastcombe enjoys a bus service to Stroud, while Stroud and Kemble railway stations offer a direct line to London Paddington in approximately 90 minutes. Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema, a Leisure Centre, and the newly restored Stroudwater Navigation canal.



Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft  
 Garage = 14.4 sq m / 155 sq ft  
 Total = 144.0 sq m / 1550 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265714)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7AZ

**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. Council Tax Band E and EPC rating C

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.

