

2 WOODCHESTER LODGE WOODCHESTER



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2 WOODCHESTER LODGE, SOUTHFIELD ROAD, WOODCHESTER, STROUD, GL5

TUCKED DOWN A PRIVATE DRIVE, LIES THIS HANDSOME SEMI-DETACHED VICTORIAN HOME, OOZING CHARACTER AND WELL-PROPORTIONED, VERSATILE ACCOMMODATION.

The property

With views of Minchinhampton Common, this property, formally a substantial detached Victorian Villa, now two impressive semi-detached homes, enjoys the generous dimensions and stylish character of it's era.

From the moment you walk into the splendid centrally positioned entrance hall with it's wooden floor, picture rails and high ceiling, you are aware of the distinctive appeal of this village residence. This area houses two staircases, one down to the basement level and the other to the first floor. At the front, the sitting room has three sash windows set in stone mullions and a limestone fireplace with a wood burner. The traditional fitted kitchen/breakfast room has a limestone floor with windows and a door out to the rear garden. An Aga is the central focal point at one end and the other has folding half glazed folding wooden doors opening into a superb light and

contemporary garden room. Also with a limestone floor, this room is a very special space which has several doors opening to different area of the grounds. The sizable laundry room houses the boiler. Upstairs there are three bedrooms, two with ornate fireplaces and views across the rear garden to the church spire and the main bedroom with fitted wardrobes, picture rail, stone mullions with sash windows benefits from views of the common. At the end of the long landing sits the family bathroom. The lower basement level is an exciting opportunity to adapt this space to your personal requirements. With it's own entrance it would make a secondary sitting room, a great home office or teenager's bedroom four/den with its own shower room. The original cellar with the stone shelving is still in use. Much happiness has been enjoyed in this gorgeous home, and the next owners will be extremely lucky to live here.





Guide price
£750,000

- *Three Bedrooms*
 - *Kitchen/Breakfast Room*
 - *Sitting Room*
 - *Garden Room*
 - *Home office/Bedroom 4*
 - *Bathroom & Shower Room*
 - *Laundry Room*
 - *Cellar*
 - *Parking*
 - *Gardens*
-

WITHIN EASY REACH...

STROUD 2.2 MILES
NAILSWORTH 2.4 MILES
CIRENCESTER 13 MILES
TETBURY 9.3 MILES
CHELTENHAM 15.7 MILES

Outside

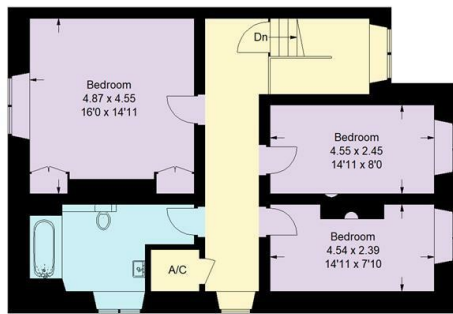
The hedge lined drive, owned by this property, gives access to a small collection of homes and a private parking area. At the front, steps lead down to the basement level. A strip of ground is tucked behind the whole length of the hedge, opening up at the far end into a small orchard area. Currently it's maintained but not really utilized. The enclosed formal rear terraced garden is delightful. There is a paved patio area sitting directly behind the kitchen/breakfast room. These landscaped gardens are laid to two level lawned areas with a dividing wall with steps. On the top level there are further steps up to a pedestrian gate leading onto the village lane. Beautiful shrubs and trees can be enjoyed throughout as well as a pond and garden shed. A stone/brick workshop/store is accessed externally.

Situation

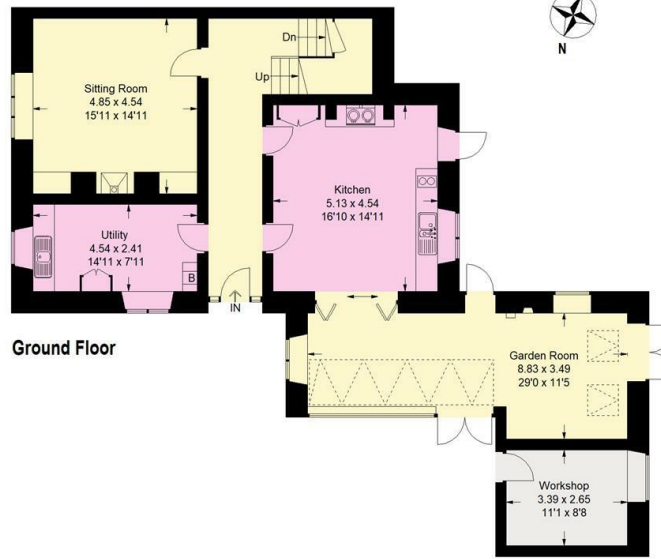
North Woodchester is a village centrally located between the towns of Stroud & Nailsworth with easily access off the A46. Set in an elevated position in the Woodchester Valley with Selsley Common sitting prominently above, this village and its thriving community enjoys amenities offered including a Primary School, two pubs, 'The Old Fleece' and 'The Royal Oak', in addition to a much-loved Post Office/shop and the Parish Church. Immediate country walks are close at hand over Selsley Common and the surrounding areas. Woodchester even has a privately owned vineyard selling wines commercially in the local vicinity. Stroud & Nailsworth provide a wider range of services. Schooling in the local area is superb as it offers great variety with Beaudesert Park Preparatory school on Minchinhampton Common, Wycliffe College at Stonehouse and two grammar schools at Stroud High School for Girls and Marling School for Boys. A mainline Intercity rail service to London (Paddington) is available from Stroud.



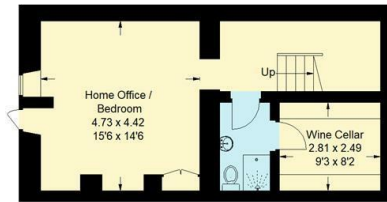
Approximate Gross Internal Area = 235.4 sq m / 2534 sq ft
 Workshop = 8.9 sq m / 96 sq ft
 Total = 244.3 sq m / 2630 sq ft



First Floor



Ground Floor



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.
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Useful Information

Tenure: Freehold

Postcode: GL5 5PA

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 D and EPC rating D

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.

