



WOODLANDS HOUSE, FRANCE LYNCH



# WOODLANDS HOUSE, FRANCE LYNCH, STROUD, GL6 8LJ

A GENEROUSLY PROPORTIONED FAMILY HOME, PROVIDING JUST OVER 4 ACRES OF GARDEN AND PASTURE LAND, AS WELL AS A LARGE DETACHED STUDIO/OUTBUILDING. BOASTING A PRETTY COTSWOLD SETTING WITH WONDERFUL RURAL VIEWS.

## *The property*

Woodlands House occupies a wonderful Cotswold position within the sought-after village of France Lynch. Set in just over 4 acres, with pretty gardens, fenced paddocks and a field shelter, this period home offers a fantastic package for anyone wishing to keep animals and live the 'good life'. Whilst in the heart of the Chalford parish community, the house is nestled in a no through road with the most beautiful views across the wooded valley, adjoining footpaths provide an abundance of wonderful walks including to the neighbouring Dimmel's Dale Nature Reserve.

Built in traditional Cotswold stone, this detached house provides excellent family accommodation that measures an impressive 2900 sq ft. From a large entrance hall with oak flooring stairs rise

to the first floor whilst doors radiate to the living space. The welcoming kitchen/dining room has been fitted with a range of handmade wall and base cabinets as well as a beautiful and recently installed powder blue electric Aga, French doors open to the garden and rural view beyond. The formal sitting with exposed fireplace and wood burning stove is an equally attractive room, a large bay window overlooks the garden and enhances the feeling of light and space. This is further complimented by a second reception room currently used as a study. A large boot room with access to the garden offers essential space for family life and adjoins a utility room and downstairs cloakroom. From the first floor galleried landing, access is gained to 4 bedrooms and a family bathroom. The main bedroom certainly provides the 'wow' factor owing not

## ACCOMMODATION

*Entrance Hall • Kitchen/Dining Room • Sitting Room • Snug/Study  
Boot Room • Utility • Cloakroom • Main Bedroom suite with Ensuite  
Bath/Shower Room and Mezzanine Level • 3 Further Bedrooms  
Family Bathroom • Converted Attic Room • Attic Storage Room*

only to its size but fabulous outlook. A large picture window provides the most stunning view across the wooded valley. Stairs rise to a mezzanine level with adjoining loft space, this offers great further potential subject to the relevant consents. The main bedroom is served by a recently remodelled and luxurious ensuite bathroom.

Beautifully appointed, the ensuite provides a free-standing roll top bath, sink with vanity storage beneath and a separate shower cubicle. A further 3, well-proportioned bedrooms have use of a family bathroom. A door from the landing opens to a second staircase that rises to a large converted attic room.



## Situation

France Lynch is a pretty Cotswold village, located in the parish of Chalford and positioned between the nearby centres of Stroud and Cirencester. It is known for its winding lanes and quaint corners studded with Cotswold stone homes and cottages, with an abundance of beautiful walks on the doorstep. Infact the property itself enjoys immediate access onto a neighbouring footpath providing access to the Strawberry Banks and Dimminsdale Nature Reserve. Facilities include the cosy 'Kings Head' Public House and St John the Baptist Church. Encircled by pretty Cotswold countryside, the adjoining villages offer a variety of amenities, including the highly regarded Chalford Hill Primary School, Thomas Keble Secondary School, as well further public houses and a community run village shop. Tesco Metro and Frithwood Doctors Surgery are located in nearby Bussage. Stroud and Cirencester both provide farmers markets and further schooling options. Independent schools in the area include Beaudesert Park School on Minchinhampton Common and Wycliffe College in Stonehouse, in addition to two grammar schools in Stroud as well as further education colleges. Cirencester also benefits from the Royal Agricultural University. Scenic routes radiate to the centres of Cheltenham and Gloucester whilst main line railway stations at both Stroud and Kemble provide a direct line to London Paddington.



### **WITHIN EASY REACH...**

Stroud/Stroud Railway Station 6.4 miles

Cirencester 10.9 miles

Kemble Railway Station 10.7 miles

Cheltenham 13.6 miles

Bath 32.8 miles

Bristol 37.3 miles

All distances are approximate



# Outside

The property is approached via a no through country lane. A car port and two areas of hard standing over parking for several vehicles. Pretty and mature gardens extend in the majority to three sides of the house. Enclosed by Cotswold stone walling, the garden offers both opportunity for the green fingered as well as room for children to play. A flagstone patio immediately adjoins the house, where French doors open from the kitchen, this provides the perfect spot for a family BBQ. Steps down lead to a lawn that then wraps around to the side of the house. A further courtyard with raised beds lies to the other side and has for the current owners been the perfect spot to erect a swimming pool in the summer months. Mature trees, plants and shrubs are peppered throughout. Located in the garden is a detached Cotswold stone outbuilding/studio which is a real asset to the property. The building has been divided into two distinct rooms and offers a multitude of uses, including comprehensive and independent home working space or the potential for conversion into a granny annexe, subject to the relevant consents. The garden boasts a southerly aspect. The property enjoys access over the tarmac driveway which belongs to the adjoining property known as Grove End. Across this driveway lies a field shelter and yard, beyond which extends the pasture land. Newly fenced and managed by the existing owners, the paddocks are served by two refilling water troughs as well as a natural spring. Public footpaths run through the three fenced paddocks. Grove End has pedestrian right of way up the steps, providing access directly onto Keble Road.



## OUTSIDE

**Car Port • Parking**

**Enclosed Landscaped Gardens  
measuring 0.35 of an Acre**

**Large Cotswold Stone Studio**

**Field Shelter and Yard**

**3.79 Acres of Pasture Land**

## Useful Information

**Tenure:** Freehold.

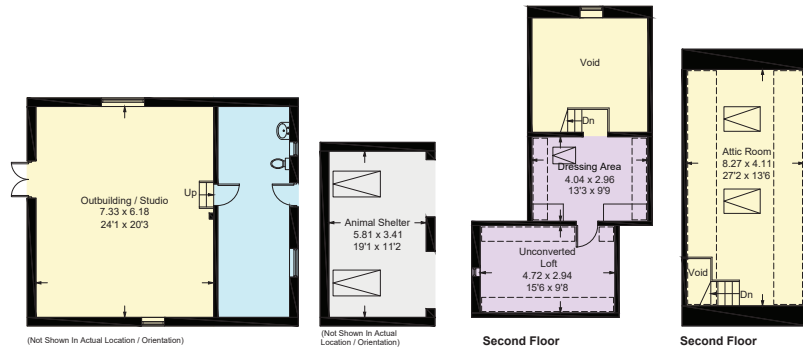
**Postcode:** GL6 8LJ.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

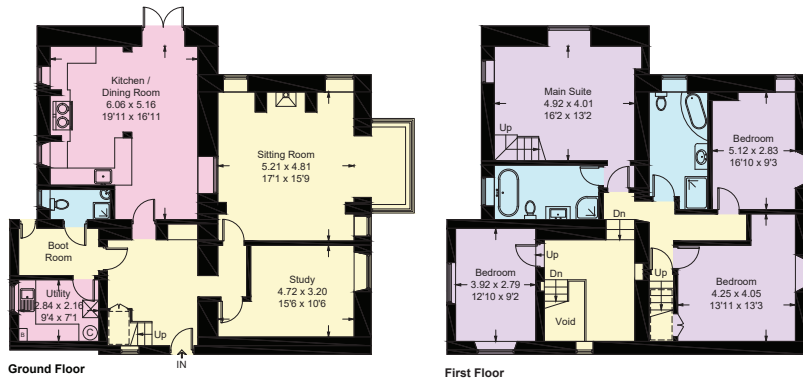
**Local Authorities:** Stroud District Council. Council Tax Band F and EPC rating D.

Approximate Gross Internal Area = 274.8 sq m / 2958 sq ft  
 Outbuildings = 98.2 sq m / 1057 sq ft  
 Total = 373.0 sq m / 4015 sq ft  
 (Excluding Voids / Carport)



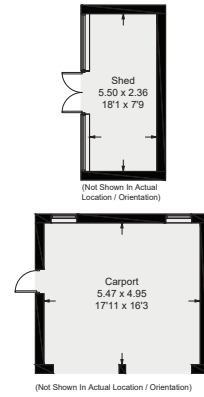
Second Floor

Second Floor

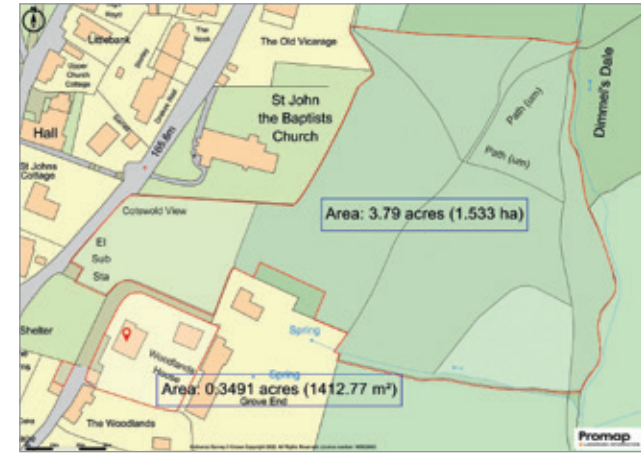


Ground Floor

First Floor



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID906109)

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WHITAKER SEAGER ESTATE AGENCY

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.