RIGHT WING OF THE LAWN

NORTH WOODCHESTER

WHITAKER SEAGER

RIGHT WING OF THE LAWN, SELSLEY ROAD, NORTH WOODCHESTER, STROUD, GL5 5NG

A FINE, SEMI-DETACHED GRADE II LISTED HOME, PROVIDING 1886 SQ FT OF ACCOMMODATION, FRONT AND REAR GARDENS AND IMMENSE CHARACTER. POSITIONED CLOSE TO THE VILLAGE AMENITIES.

the property

A semi-detached Grade II Listed home enjoying a village setting within reach of the primary school, pub and shop. Forming the smaller wing to a landmark home, Right wing has undergone a programme of improvements by the existing owners, now providing a comfortable and well proportioned family home. Period features are in abundance throughout this imposing property and include sash windows, window shutters, tall ceilings and exposed fireplaces to mention a few. Accommodation is positioned across three floors and offers flexibility. The current owners use the property as a three bedroom home with a large first floor sitting room, however, others may choose to use this as a fourth bedroom. Set behind a Cotswold stone wall, a pathway meanders through the front garden to the main entrance, the hallway with an exposed timber floor provides invaluable storage. An elegant staircase rises to the first floor, a door leads down to the cellar and doors radiate to the living space. The formal sitting room lies to the front elevation where a large sash window with shutters ensures the room is flooded with light. A stone fireplace offers a focal point to room. Access to the kitchen/dining room can be obtained from the sitting room and hallway. Positioned to the rear of the property, the kitchen overlooks the rear garden, an external doors offers access to outside. The kitchen enjoys a quarry tiled floor and bespoke cabinets painted in a appealing dark blue. There is room for a dining table and further storage/furniture if desired. An adjoining laundry room provides room for a washing machine. Upstairs a bedroom with exposed floorboards, fireplace and sash window is positioned as is a further bedroom/living room also with a sash window, fireplace and an adjoining study. Both are served by a family bathroom. Two bedrooms are positioned on top floor, similarly with period fireplaces exposed boards, one boasting an ensuite and the other a dressing room.

Guide price
£700,000

- Entrance Hall
- Kitchen/dining room
- Sitting Room
- Laundry room & cellar
- 3 Bedrooms
- Bedroom 4/second sitting room
- Family bathroom & ensuite
- Front & rear garden
- Parking for one car
- Great village setting, nestled just below Selsley Common

WITHIN EASY REACH...

Stroud - 2.3 miles
Nailsworth - 2.7 miles
Cirencester - 15 miles
Cheltenham - 16 miles
Bath - 28 miles
Bristol - 31 miles
Gloucester - 11 miles

Outside

Gardens extend to both the front and rear of the property. The front garden is enclosed by a Cotswold stone wall and includes an area of lawn, raised seating terrace and flower beds. A large Cotswold stone wall, formerly part of an building located on site separates the front and rear gardens. The rear garden is similarly laid to lawn and provides further space for children to play or for the keen gardener. Parking for one car is located behind the property, a right of way over the neighbours courtyard provides access to the parking. It must be noted that the aforementioned wall is in need of attention.

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 = 175.2 sq m / 1886 sq ft
Cellar = 27.0 sq m / 291 sq ft
Total = 202.2 sq m / 2177 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID934840)

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Useful Information

Tenure: Freehold **Postcode:** GL5 5NG **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

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.