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PROPERTY MADE PERSONAL



Frampton Mansell, Stroud, Gloucestershire GL6 8JE

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Attractive Cotswold stone built property with stunning views
- Full of charm and character features with two open fireplaces
- Four bedrooms and dressing room area
- Sitting room, separate dining room
- Kitchen/breakfast room, utility and boiler room
- Spacious basement and two workshops
- Single garage and driveway parking
- EPC: D

About the property

Woodcote is a Cotswold stone built, period property bursting with charm and character. Nestling in the picturesque and ever popular Cotswold village of Frampton Mansell and enjoying an elevated position with wonderful views over the surrounding countryside in the Golden Valley. This delightful family home has exposed Cotswold stone walls, gothic style windows, some with shutters and feature beams.

The accommodation comprises an exposed Cotswold stone entrance porch which leads into the welcoming entrance hall with stairs to the first floor and a door to the downstairs toilet. The sitting room has an attractive open grate fireplace and leads into the dining room which enjoys a dual aspect, making the most of the wonderful outlook. The kitchen/breakfast room has a range of wall and base units with working surfaces over and some integral appliances including a Rangemaster Professional Deluxe cooker. There is a spacious utility room and a boiler/boot room with a back door leading to the adjacent workshop and a patio area for entertaining.

At first floor level, the galleried landing is currently used as an office. There are two bedrooms, a dressing room area and the main family bathroom. Stairs from the landing lead up to the second floor where there are two further bedrooms.

Outside, the property sits in a lovely plot. The gardens are predominately laid to lawn, with well stocked flower/shrub borders. There are two gravel patio areas offering a delightful place to entertain, sit, relax and enjoy the outlook. There is a large gravel driveway for parking and a pathway leading to the front door. Within the grounds is a very useful spacious basement room with flagstone flooring and the potential to convert into further accommodation if required. Opposite the main parking area, there is a large single garage/workshop with a further parking space to the front.

Amenities

Frampton Mansell sits on the southern slopes of the Golden Valley, approximately seven and a half miles west of Cirencester and seven miles east of Stroud.

There is the pretty Church of Saint Luke, built-in 1843 in the neo-Norman style with an Italianate bell tower, and the Crown public house serves food and offers superb views. There are wonderful walking and cycling routes on the doorstep. The Jolly Nice café is a local produce farm shop, butcher and café. There is also a village hall offering community monthly events.

Mainline train stations at Stroud and Kemble are both close by with direct trains to London Paddington as well as easy motorway links. There is local schooling with Stroud and Cirencester also having a range of schooling and college options. The nearby village of Minchinhampton has a renowned golf course and common.

Cirencester has weekly markets and the renowned Corn Hall. Stroud also has a popular farmers' market every Saturday.



Cheltenham, Gloucester, Bath and Bristol are all easily accessible.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester turn right along Castle Street, at the end of the road bear left into Sheep Street, bear to the right hand side going across the mini roundabout and turn right at the main roundabout towards Stroud and Tetbury. At the next roundabout turn right signposted Stroud. After around 5 miles take the second turning right (opposite Jolly Nice) to Frampton Mansell. Continue along the lane as the road bears round to the right and you go down the hill there is a private lane on your right. The property is immediately on your left opposite the garage.

What 3 Words: ///pinging.clouding.universes

Services & Tenure

The tenure is Freehold. Mains water, electricity, septic tank and oil are connected.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CIR/JC/RN/02012025

We'd love to hear from you

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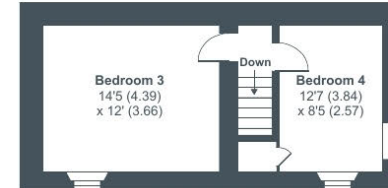
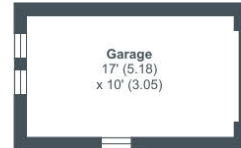
Woodcote, Frampton Mansell, Stroud, GL6 8JE

Approximate Area = 2297 sq ft / 213.3 sq m (includes garage)

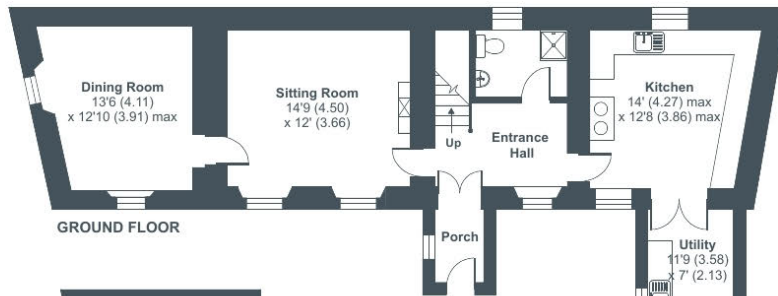
Outbuilding = 85 sq ft / 7.8 sq m

Total = 2382 sq ft / 221.2 sq m

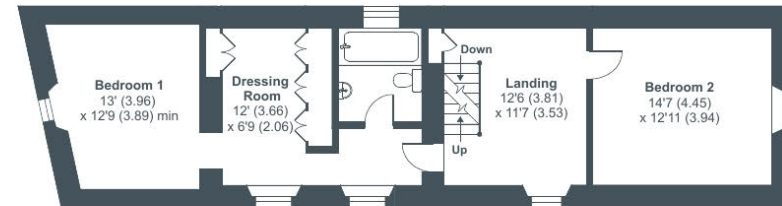
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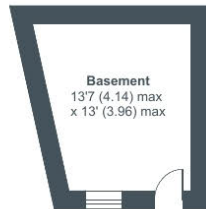
SECOND FLOOR



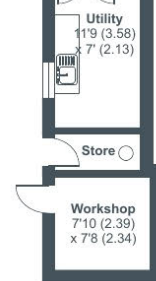
GROUND FLOOR



FIRST FLOOR



BASEMENT



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1130279





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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