

Lagger Lane, South Woodchester, Stroud, Gloucestershire, GL5 5EJ



Individually designed and built in 2020 • Stunning countryside views • Impressive 32' open plan kitchen living area • Wood burning stove • Landscaped garden with outbuilding • Electric car charging point • Off-street parking for 3 to 5 cars • Charming village pub, The Ram Inn, moments from the doorstep • EPC B

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Built in 2020, Vineyard View is a beautiful bespoke home that blends timeless Cotswold materials with contemporary comfort. Nestled in the heart of South Woodchester, it occupies a private, elevated position on a peaceful no-through road, with stunning views across the valley to an award winning vineyard.

Inside, the home offers spacious, flexible living across three floors. The entrance porch leads into a welcoming hallway with access to a downstairs cloakroom and a comfortable sitting room complete with a wood-burning stove - perfect for cosy evenings. At the heart of the home lies an expansive 32' open-plan kitchen, dining, and family room, as well as a separate utility area. This impressive space features a central island, and French doors opening onto a sunny courtyard.

An attractive oak staircase rises from the hallway to a split-level landing, where a stable door opens directly onto the upper garden. This thoughtful design adds both character and convenience, seamlessly connecting the interior with the outdoor space. On the first floor, you'll find three generous bedrooms, including a principal suite with a walk-in wardrobe and a stylish en suite. A family bathroom serves the remaining bedrooms. A further staircase leads to the top floor, where you'll find a vast attic bedroom with its own bathroom - ideal as self-contained accommodation, a home office, teenage retreat, or games room.

Externally, the landscaped garden is arranged over several levels, with the upper lawn offering stunning views across the valley. It is beautifully framed by a period red brick wall, once part of a historic fruit garden, and planted with mature shrubs that provide year-round colour and interest. A red brick outbuilding sits at the edge of the plot, with a gate beside it offering convenient access to the lane. There is off-street parking for 3 to 5 cars.

The location is a walker's paradise, where National Trust land is just a stone's throw away, and the soul of the village, The Ram Inn, is only a few minutes' walk from the front door.

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.

Amenities

The village of Woodchester is a picturesque Cotswold village located in an elevated position on the slopes of Woodchester Valley between Stroud and Nailsworth. The local amenities offered by Woodchester include a Primary School, two Public Houses, Village Shop with a Post Office and Parish Church. Country walks are close at hand at Selsley Common, Woodchester Park and the surrounding area.

The nearby market town of Nailsworth is just a short drive away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival.

A few miles away, Stroud offers a number of large supermarkets as well as its renowned Saturday Farmers' Market in the centre, high street shops, banks and individual boutiques. There is a cinema and ten pin bowling as well as leisure centre. Stroud offers several good secondary schools including a boys and a girls grammar school.

Directions

From our office in Nailsworth follow the A46 towards Stroud for approximately 1½ miles. Take the left hand turning into Frogmarsh Lane. Turn right into the High Street then left into Bospin lane, then take the right hand turn onto Lagger Lane where the property can be found on the left hand side.

What3Words: ///eternally.script.rooster

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Stroud District Council

Council Tax Band- F

Our reference

NAI/SM/CDH/20052025

We'd love to hear from you

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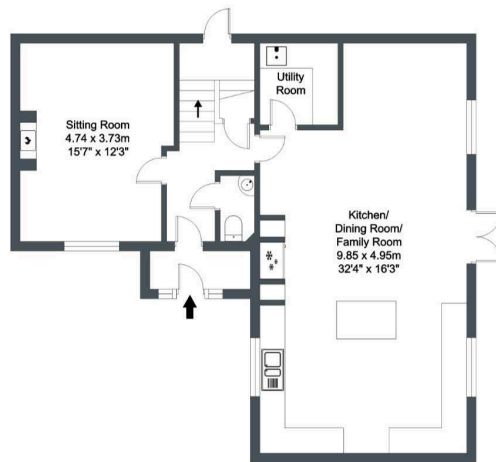
Aooroximate Gross Internal Area = 210.3 sq.m/2264 sq.ft
Workshop = 14.8 sq.m/ 159 sq.ft
Total = 225.1 sq.m / 2423 sq. ft



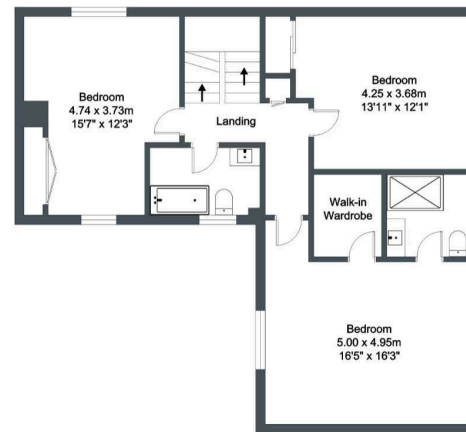
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Location / Orientation)

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PROPERTY MADE PERSONAL



Ground Floor



First Floor



Second Floor

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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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