



Woodmancote Manor, Dursley, Gloucestershire, GL11 4AQ

Guide Price £795,000

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Welcome to Woodmancote Manor, an exquisite Grade II Listed semi-detached country home, located in the popular area of Woodmancote, Dursley, offering beautifully presented character and charm. Originally built in the 18th century by the Earl of Berkeley for his daughter, the property offers a wealth of period features throughout including: sash windows, flagstone floors, fireplaces and French windows. The accommodation is stately; offering almost 4,000 square feet of living space, making this particular home extremely versatile, with good potential for multi-generational living. The grounds are substantial with wraparound gardens, extensive lawns, trees, shrubs and a mix of Cotswold stone and original brick walls. A recent addition is an architectural steel-framed covered space with open fire; perfect for year round, outside entertaining. The main garden is South facing and the West facing walled kitchen garden has views towards Stinchcombe Hill Woods. There is a large double garage and private driveway for several cars, easily accessed from the main road. There are a total of seven bedrooms, four bathrooms, a fabulous lounge with modern wood burner, separate dining room, bespoke kitchen complete with Everhot 100 range cooker and a laundry room.

Further benefits include a cellar/drying room, downstairs cloakroom and built in storage.

This area is nestled below Stinchcombe Hill and there is easy access to local walks and rides on the fringes of the Cotswold Way. The house is well positioned for access to the Town Centre of Dursley with its shopping centre, Sainsbury's Supermarket, leisure centre/swimming pool, library, doctor's surgery and dentists. Rednock Secondary School is within walking distance and there are excellent primary schools nearby. For those commuting to the major hubs of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide day to day travelling routes and there is a mainline train station at Box Road, Cam for access to London Paddington via Gloucester or Bristol.





- Impressive Grade II Listed Woodmancote Manor
- Stately and Beautiful with Flexible Accommodation
- Sitting Room & Dining Room
- Seven Bedrooms

- Exceptional Presentation with Charming Original Period Features
- Set Over Three Floors plus Cellar
- Kitchen/Breakfast Room plus Laundry
- Four Bathrooms/Shower Rooms



TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

Stroud District Council - G

SERVICES

The property is connected to mains gas and water.

RIGHTS OF WAY

The neighbouring property has a right of way to the side. Further information can be obtained from the Agent.

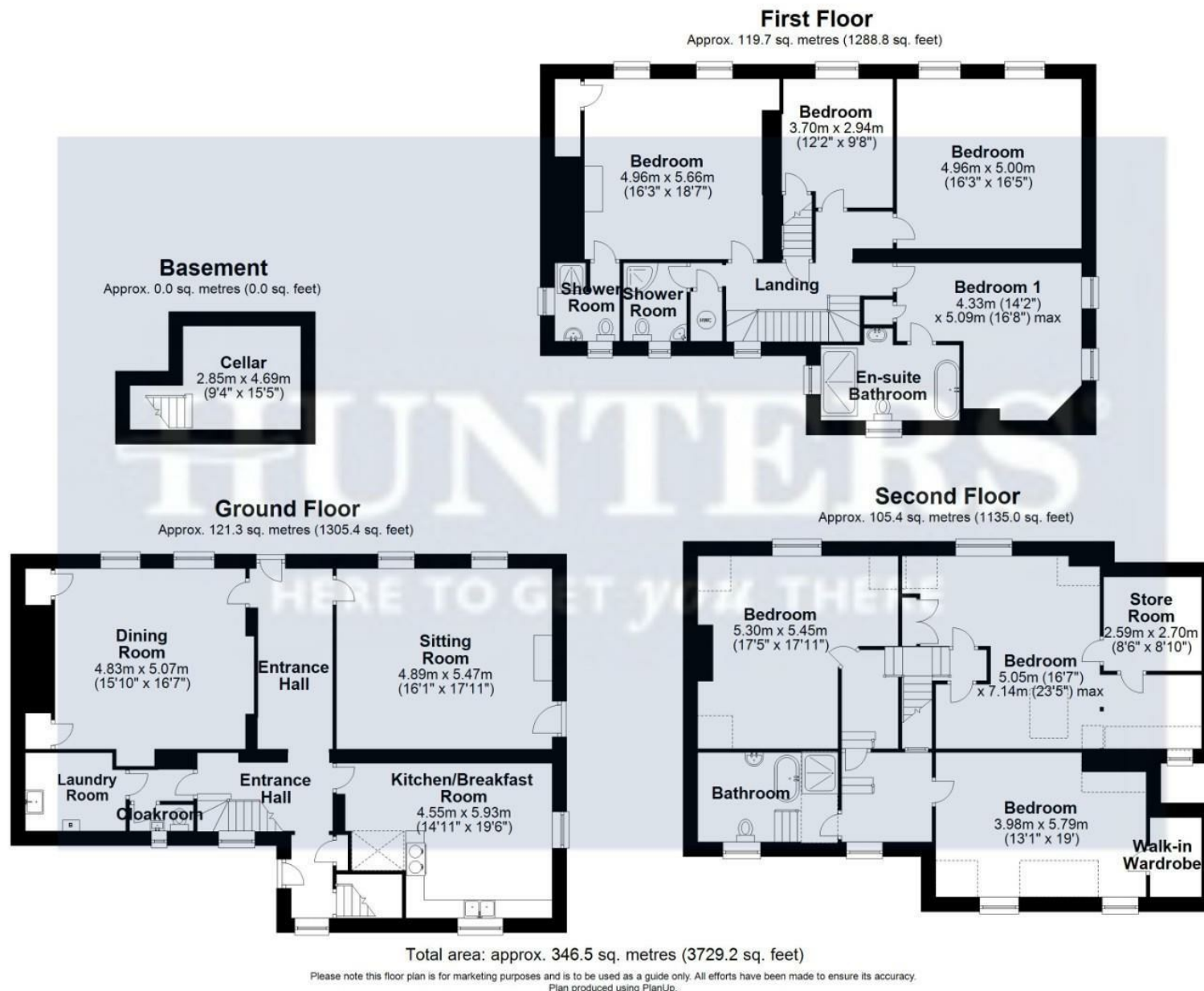


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

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