



**Woodview, Eastcombe, GL6 7DN**  
**£1,000,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Woodview, Eastcombe, Stroud, GL6 7DN

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Nestled in the heart of Eastcombe, this characterful stone-built detached family home, proudly presented by Hunters Estate Agents Stroud, dates back to circa 1697 but benefits from modern double-glazing and insulation throughout. Positioned just moments from the popular Lamb Inn public house, the property enjoys breathtaking, ever-changing views across the valley and boasts mature gardens that wrap around the home. Inside, the spacious entrance hall leads to a cosy living room featuring an original inglenook fireplace and wood burner, perfect for winter evenings. The kitchen/breakfast room is a true highlight, with trifold doors that open to reveal panoramic valley vistas, seamlessly blending indoor and outdoor living. Additional ground floor accommodation includes a formal dining area, a useful study/play room, a striking oak framed living room, and a utility room with access to a convenient shower room with WC. Upstairs, the split-level master bedroom offers a spacious retreat with its own ensuite bathroom/shower room, complemented by two further double bedrooms and a family bathroom. The top floor reveals a charming fourth double bedroom, ideal as a guest room or creative space. Rich in character and history, this home offers a rare opportunity to own a piece of the Cotswolds. The village of Eastcombe itself is a sought-after location, known for its welcoming community, scenic walks, and excellent local amenities including a village shop/post office, primary school, and easy access to nearby market towns of Stroud and Cirencester. This is a truly unique property that blends heritage, modern comfort, and countryside living.





#### Amenities

Eastcombe is a popular, historic village situated on high ground within an Area of Outstanding Natural Beauty between Stroud and Cirencester. The village offers a store/post office, pub, the highly regarded Eastcombe Primary School and Thomas Keble Academy School. Scenic routes wind through picturesque countryside and connect to the major centres of Cheltenham, Gloucester, Cirencester, and Stroud. Mainline rail services operate from both Stroud and Kemble, providing direct links to London Paddington. Stroud hosts an award-winning farmers' market every Saturday, attracting visitors from far and wide. The area also benefits from excellent schooling, including a range of independent and state schools, and two grammar schools.

#### Entrance Hall

Oak front door, stone mullion window with oak sill, shelved cupboard, tiled floor, staircase to the first floor landing. Part exposed stone walling, recessed lighting, spotlights, latched door to the sitting room.

#### Sitting Room/Snug

Two stone Mullion double glazed latched windows, two double radiators, exposed floorboards. Defra-approved wood burner with former bread oven to Inglenook fireplace.

#### Kitchen Breakfast Room

A wonderful space with under the stairs cupboard as you enter on the left. An ample selection of shaker style wall and base units with corian and oak



worktops, trifold doors leading out onto a decked terrace with wonderful views across the valley. A Rangemaster electric cooker with induction hob, recessed lighting, underfloor heating, recycling and waste bin cupboard. A gas-fired condensing boiler cupboard, pull out larder units either side of the space for a fridge freezer, hatch in floor leading down to the vaulted stone cellar. Double glazed window with oak seat, shelved display areas. Opening with oak steps to the dining room.

#### Dining Room

A wonderful space which is open plan to the family room. There is an opening into the utility room, latched door to the study. Oak double glazed French doors with glass panels either side to the garden and feature stone curved seat. Two designer style double radiators, part exposed stone walling.

#### Family Room/Living Room

Opening from the dining room into the stunning family barn conversion style Living Room. A wonderful oak construction with tall oak and glass windows at either end. Two double glazed windows with oak sills either side of the door which leads into the garden. Two double designer style radiators, tall pitched ceilings with Velux windows.

#### Utility Room

Wall and base units, circular sink with mixer tap, recessed lighting, space for washing machine and tumble dryer, tall storage cupboards, tiled floor. Door to shower/cloakroom.





#### Shower Room/Cloakroom

Corner shower cubicle, WC, wash basin to vanity storage, double radiator, tiled floor, two double glazed windows with tiled sills.

#### Study

Double glazed Bifold doors to the front garden, fixed oak double glazed windows and an openable double glazed latched window, two double radiators.

#### First Floor Landing

Some exposed stone walling, radiator, latched doors leading to the bedrooms, double glazed latched window with distant view. Door with staircase and under stairs cupboard leads to the top floor bedroom.

#### Bedroom 3

Double glazed stone mullion window to the front, double glazed fixed window with valley view, double radiator, arched display recess, built-in wall cupboard over stairs and loft with ladder.

#### Bedroom 2

Stone mullion double glazed window to the front with deep sill, double radiator.

#### Bathroom/Shower Room

Comprising a white suite incorporating a bath with shower over, radiator, WC, pedestal wash basin with tiled splash backing, shelved recess and chrome heated towel rail, double glazed latched window, recessed lighting, airing cupboard with pressurised hot water cylinder and shelving.



#### Master Bedroom

A large split level bedroom with double glazed stone mullion window to the front, double glazed wooden latched window to the side, loft access, two double radiators and access to the ensuite.

#### Ensuite bathroom/Shower Room

Comprising a wide corner shower with rainfall head and personal shower handset, stand alone bath with mixer tap and shower handset, encased system WC, two chrome heated towel rail/radiators, underfloor heating, wooden double glazed window, built-in shelved cupboards, recessed lighting, extractor fan and access to eaves storage.

#### Top Floor

#### Bedroom 4

Restricted head height, cupboards to eaves storage, double radiator, latched double glazed wood framed window to the front, ceiling beams.

#### Outside

#### Gardens

To the front, a south-westerly facing garden and driveway provide parking for several cars, approached through a five-bar gate bordered by a surrounding hedge. Stone steps lead to a lawned area with an established variety of shrubs.





and plants, interspersed with mature trees. A fire pit, old well, and lawn extending into the side garden.

The lawn continues around to the side of the house, where it is bordered by deep, established beds and features a curved stone seat, accessible from the dining room. A useful corner shed is located nearby, with steps leading down to a rear path that connects to the rear garden. This rear garden includes a kitchen garden area with a greenhouse, vegetable beds, and a chicken coop, along with access to a decked area on the opposite side of the house—perfect for enjoying the wonderful view across the valley. A lawned area loops back around to the driveway at the front of the property, where there is an external charging point for an electric vehicle.

Council Tax Band  
Band F

Tenure  
Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
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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Total area: approx. 223.5 sq. metres (2406.0 sq. feet)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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