



# High Croft

South Woodchester, Gloucestershire





## An elegant and well-proportioned detached house, occupying an elevated position with far-reaching views

With its outstanding views and mature gardens, High Croft is an extremely well-balanced family home, arranged over two floors, with elegant reception rooms and six bedrooms.



**2 RECEPTION ROOMS**



**6 BEDROOMS**



**2 BATHROOMS**



**OUTBUILDING**



**4,155 SQ FT**



**FREEHOLD**



**VILLAGE**



**GARDENS**



**GUIDE PRICE:  
£1,250,000**



### The property

High Croft is an imposing early Victorian detached family home, quietly positioned towards the end of a no-through road and enjoying spectacular distant views across the valley towards Rodborough Common. The house retains much of its original charm and character and this is immediately evident upon entering the house. The wide entrance hall creates a wonderful first impression and is flanked by the immensely elegant drawing room (with its adjoining classic conservatory) and similarly elegant dining room. The large kitchen breakfast room has a gas fired Aga and ample space for a dining table. A full depth utility/boot room and guest WC complete the ground floor accommodation.

Upstairs there are six bedrooms on the first floor, four of which benefit from the outstanding views,

served by a family bathroom and separate shower room. Stairs lead up to the large attic which spans the footprint of the house and has windows, skylights, power and radiators. High Croft is situated within a conservation area and is not listed.

### Outside

The mature and immaculately maintained gardens blend seamlessly into the surrounding countryside and offer many idyllic locations to sit and enjoy the views, find shade beneath trees or to entertain al fresco. With its wonderful variety of plants, shrubs and perennials, the gardens retain their charm all year round. Whilst parking is available immediately in front of the house, there is also space to park in front of the studio (formerly a double garage) halfway up the drive.









## Location

Nearby North Woodchester is an equally attractive Cotswold village with a primary school, a pub (The Royal Oak) and a community-run post office/store. The Woodchester Valley Vineyard is also nearby. The Ram public house in South Woodchester has recently re-opened. Nailsworth, approximately 2 miles away, offers an excellent choice of shops and services with a wider range to be found in Stroud, along with its famous Farmer's Market. Other local towns include Tetbury and Cirencester. There are many excellent schools within the area, including both private and public sector schools. Access to the M5 motorway is via junction 13 and Cheltenham, Gloucester, Swindon, Bath and Bristol are all within daily commuting distance. Direct rail services to London Paddington from Stroud take from approximately 88 minutes and from approximately 72 minutes from Kemble.

## Directions

GL5 5EP

Once on Atcombe Lane, continue along and the driveway to High Croft can be found on your right-hand side, immediately before the last house on the lane.

What3Words [///poorly.firepower.champions](https://www.what3words.com/poorly.firepower.champions)



## Distances

- Nailsworth 2 miles
- Stroud 3 miles
- Tetbury 8 miles
- Cirencester 15 miles

## Key locations

- Woodchester Valley Vineyard
- Nailsworth Town

## Nearby stations

- Stroud 3 miles
- Kemble 13 miles

## Nearby schools

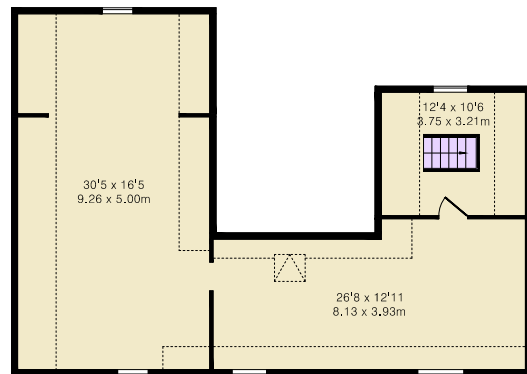
- Beaudesert Park
- Cheltenham College and Cheltenham Ladies College
- Marling Grammar School
- Stroud High
- Pates Grammar School



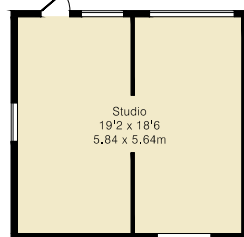




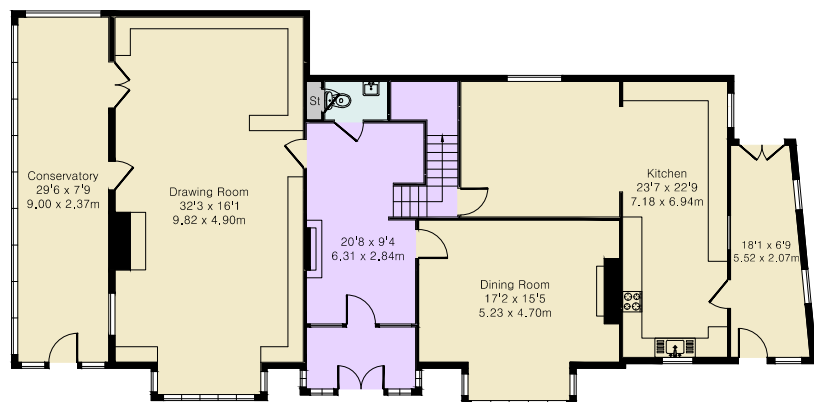
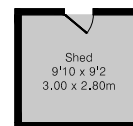
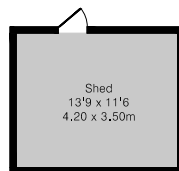




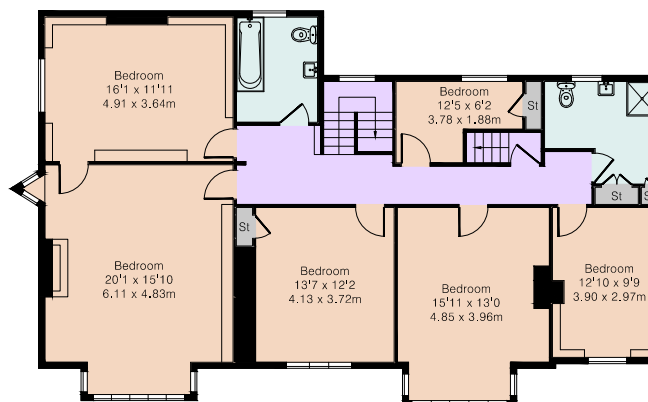
Loft/Attic



Outbuilding



Ground Floor



First Floor

## Floorplans

**Total internal area** 4,758 sq ft (442 sq m)  
**Ground floor internal area** 1,769 sq ft (164 sq m)  
**First floor internal area** 1,433 sq ft (133 sq m)  
**Loft/attic internal area** 953 sq ft (89 sq m)  
**Outbuilding area** 603 sq ft (56 sq m)  
 For identification purposes only.

## General

**Council Tax:** Band G

**Local Authority:** Stroud District Council

**Parking:** Private parking

**EPC:** Band F

**Services:** Mains drainage, water and gas.  
 Gas central heating

**Mobile and Broadband Checker:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

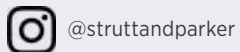
## Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP  
**01285 653101**

cirencester@struttandparker.com  
 struttandparker.com

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