



# WOODCROFT

Guide price **£795,000**



ARCHER & Co



# ROSE COTTAGE

Woodcroft Lane, Woodcroft, Gloucestershire NP16 7QB



Five-bed, detached character cottage  
Kitchen diner, three reception rooms  
Enchanting and sunny gardens with sheds

Hidden in a private spot off a quiet residential lane in the small rural village of Woodcroft, is an enchanting five-bedroom period property that offers an abundance of character nestled within an idyllic location.

Rose Cottage is waiting to effortlessly captivate you with its picture perfect pretty facade surrounded by a sprawling and magical garden that wraps around the much-loved home.



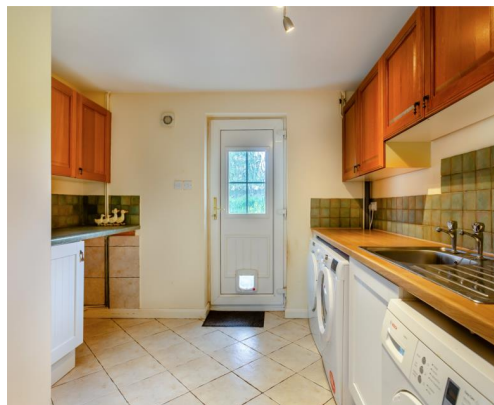


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## KEY FEATURES

- Pretty character-packed cottage
- Enchanting gardens
- Spacious kitchen diner with French doors
- Substantial dual aspect sitting room
- Cosy lounge with inglenook fireplace
- Three bathrooms and five bedrooms





# STEP INSIDE



Inside, the spacious and light-filled home's charming features include an inglenook fireplace, huge lounge, sociable kitchen diner, and wonderful garden room that boasts a whole wall of glass windows.

Upstairs, the cottage has five double bedrooms, two ensembles and a family bathroom, with the principal bedroom also boasting a cute balcony with rural views.

Outside, the stunning gardens include a sun-drenched deck area, a pretty bridge over a pond, sheds and a double garage that has the potential, if planning allows, to be converted into a bonus annexe.

The village is a tiny, close-knit community located in the Forest of Dean area near the east bank of the River Wye, offering an ideal spot to call home to fully embrace the range of outdoor activities on the doorstep.

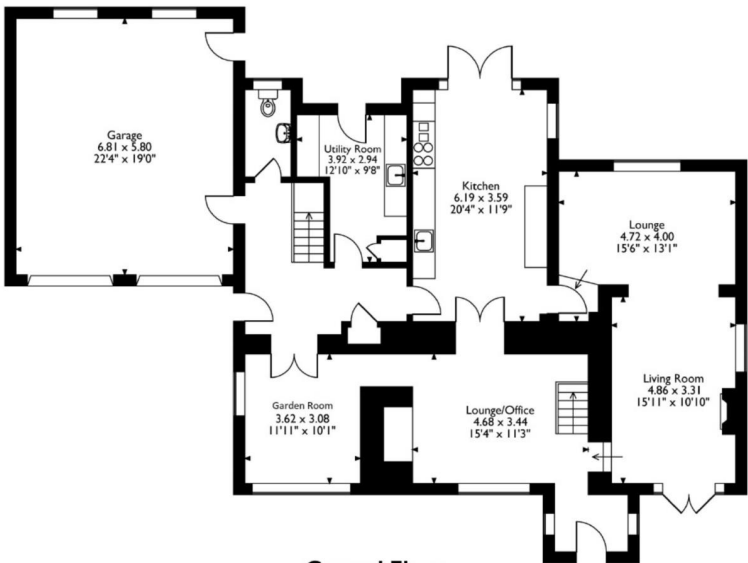
As well as the Forest of Dean to explore, the Wye Valley Area of Outstanding Natural Beauty can effortlessly entice you outside to hike, bike, or ride through one of the most glorious areas of the UK, or take to the water to dive in and fully embrace canoeing and kayaking.

The village has a sociable pub and further every day facilities can be found in the village of Tutshill less than two miles away. But for an impressive array of shops and restaurants, social and sports clubs as well as schools, colleges and an ancient castle, Chepstow is just 2.5 miles away, over the border and into Wales.

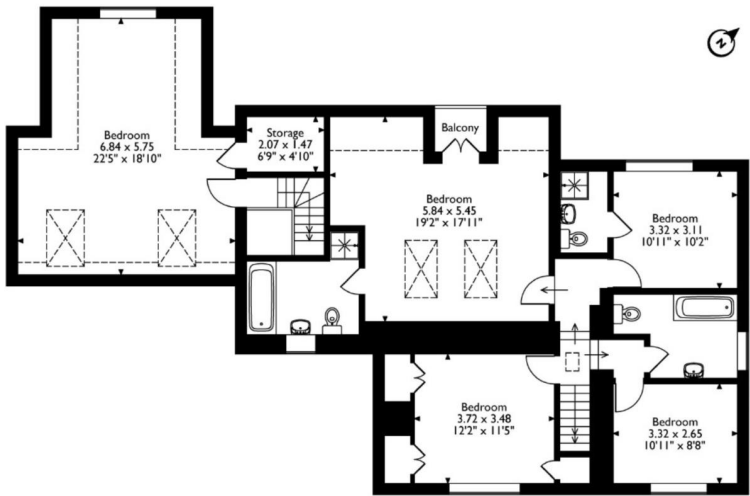
This popular market town also provides easy access to the UK's motorway network to Cardiff, Bristol and London via the M48 and M4 as well as a mainline train station but coming home to the magical Rose Cottage will always be the highlight of any trip.



Approximate Gross Internal Area  
295 Sq M/3175 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Step inside through the cute porch and begin to explore a cottage that offers a captivating mix of light, space and effortless flow, plus the exciting chance to add your own personal touches to the interior.

The porch leads directly into the first of three reception rooms, and it's an absolute stunner, bursting with cottage character and a cosy, homely atmosphere that instantly hugs and welcomes you.

There are charming exposed ceiling beams to admire but the inglenook fireplace is the visually dominant period feature, framed by the exposed stone chimney breast, crowned by a magnificent wooden mantel, and home to a sizeable log burner.

It's hard not to instantly get comfy in an armchair or sofa next to the roaring flames of this inviting fireplace, especially during the colder weather, but there are many more rooms to explore first.

The kitchen diner beckons you to throw open the glass double doors that divide the space from this cosy lounge and you are then rewarded by another substantial room that's all about socialising and connecting with the beautiful garden.

The well-designed kitchen offers the cook all the space and light needed to enjoy creating a feast for family and friends, who can be part of the experience by sitting at the dining table.

The seamless connection to the pretty garden is provided by the set of French doors so while the food cooks and the chat flows, summer breezes can waft in and hungry diners can wander out and enjoy the sunshine until the meal is ready.

Take a door in the corner of the kitchen diner to find a sprawling sitting room that flows from the front to the back of the cottage, easily hosting a sizeable gathering of friends and family.

Nestled around the central fireplace, there's room for multiple squishy sofas so everyone can relax and watch a movie together or gather to enjoy chatting, flanked by views of the front and back gardens.



# STEP OUTSIDE



Step outside into the enchanting garden bursting with pretty shrubs and mature trees that create a most idyllic outdoor space that is instantly engaging. The front garden includes a charming wooden bridge over a pond teeming with wildlife that leads to a deck area. The sizeable plot cocoons the charming home in a blend of sunny patio areas perfect for socialising and relaxing.

Behind the robust double entrance gates, the front garden is larger than expected and can boast a substantial drive and parking area for a number of vehicles. There's also a handy double garage that, if not required by the new owner, could be converted into a bonus annexe, subject to achieving planning consent.

Round to the rear garden to discover a terrace that wraps itself around the house plus more immaculate lawns and that also includes a shed plus a huge log store.

## INFORMATION

Postcode: NP16 7QB

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: TBC

EPC: E







## DIRECTIONS

From Chepstow travelling towards Gloucester/Lydney cross over the river and take the first turning left signposted Tutshill and Woodcroft. Continue along Gloucester Road for approximately half a mile. At the mini roundabout turn right signposted Coleford and Woodcroft. Continue along Coleford Road for approximately 0.8 miles pass the primary school, before turning right onto Woodcroft Lane Rose cottage can be found a short distance ahead on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		68
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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