

OAKLEY HOUSE

— NORTH WOODCHESTER —



OAKLEY HOUSE, NORTH WOODCHESTER, GL5 5PQ

Entrance hall • Kitchen/ breakfast room • Drawing room • Living room • Sitting room
Study • Snug • 5 Bedrooms • 3 Bathrooms • Cellar • Workshop • Stores • Garage
Landscaped gardens • Private driveway

In all circa 2.4 acres.

A sensational Grade II Listed country house in fabulous gardens and grounds

Location

Nestled in the rolling green folds of the Nailsworth Valley, Woodchester is a village that feels timeless. Divided into North and South Woodchester, this peaceful community winds along the banks of the Nailsworth Stream, where stone cottages, quiet lanes, and woodland views create a postcard-perfect setting for everyday life. The village is home to a handy post office, a village shop and an outstanding primary school. This is a village where you can walk to the parish church, catch up with neighbours at the village hall, or enjoy a relaxed Sunday roast at The Royal Oak, the much-loved local pub.

From Oakley House, the view stretches across the valley to Rodborough Common, a stunning expanse of 300 acres of National Trust land with panoramic views of the Stroud valley and Severn estuary.

Just beyond the village lies Woodchester Park, a hidden gem protected by the National Trust. With its tranquil chain of five lakes, shaded walking paths, and echoes of 18th and 19th-century design, it's a natural playground for walkers, wildlife lovers, and families alike.

The surrounding area is exceptionally well served, offering an outstanding range of amenities, leisure facilities, and transport connections.

Stroud is a bustling market town with a strong sense of community. It boasts a variety of leisure and sports centres, major supermarkets—including a convenient Waitrose—and a celebrated weekly farmers' market, recognised for its quality local produce. The Five Valleys Shopping Centre is a standout feature: a modern indoor complex that includes a vibrant food hall and a host of independent shops.

Nailsworth, is known for its charm and excellent local food scene. It is home to the award-winning Hobbs House Bakery and the popular William's Kitchen delicatessen. A little further up the road, The Bear at Rodborough offers a superb beer garden with stunning views across the valleys.

Minchinhampton, is a picturesque Cotswold market town. It provides an excellent range of everyday amenities, including a general

store, butcher, chemist, Post Office, doctor's surgery, dentist, library, The Crown pub, and a church. The town is surrounded by the beautiful Minchinhampton Common, ideal for walking and outdoor pursuits.

Painswick, often referred to as "The Queen of the Cotswolds", is just a few miles away. This historic wool town offers delightful artisan boutiques, cafés, highly regarded restaurants, and beautiful countryside walks through the surrounding hills and beech woodlands.

Further afield, Cirencester, the "Capital of the Cotswolds", is a cultural and commercial hub. It features elegant limestone townhouses, vibrant boutiques, restaurants, cafés, a handy Waitrose, and popular twice-weekly markets.

To the north, Cheltenham provides a wide variety of high-end shopping and dining options. It is also renowned for its annual festivals celebrating literature, jazz, food, and of course, the world-famous Cheltenham horse racing festival.

The area is a haven for outdoor enthusiasts, with

extensive bridle paths, walking trails, and numerous golf courses nearby—including those in Minchinhampton and Cirencester. Water sports and sailing can be enjoyed at the nearby Cotswold Water Park.

Families benefit from a superb choice of schooling options, including outstanding state, grammar, and independent schools. Notable examples include Beaudesert Park School, Minchinhampton Primary, Chalford Primary, Marling School, Stroud High, Westonbirt School, and Cheltenham College.

The area is exceptionally well connected. High-speed internet is widely available, and road and rail links provide swift access to major centres including London, Bristol, Bath, Cheltenham and Birmingham. The M4 and M5 motorways are within easy reach, and direct train services run from Stroud and Kemble to London Paddington. Several international airports—including Bristol, Birmingham, and Heathrow—are also easily accessible.

Description

Oakley House is an impressive Grade II Listed country house, believed to date back to the mid-1800s. With approximately 6,000 sq ft of accommodation, this striking period home sits in its own peaceful haven within the village and offers superb family living space with an abundance of charm and character.

The property retains many original features, including sash windows, open fireplaces, and elegant high ceilings, which are showcased throughout the house. Tastefully updated by the current owners of which one is an interior designer, as is evident in the exceptional style, the interiors blend timeless character with contemporary comfort. Whilst they have enhanced it's natural beauty, the house would benefit from further updating and modernising.

At the front of the house, three magnificent reception rooms – a grand drawing room, formal dining room which comes into its own when entertaining and hosting larger gatherings, and a comfortable sitting room – all enjoy an abundance of natural light and elevated views across the gardens. These rooms have been sympathetically enhanced to reflect the home's heritage while ensuring day-to-day practicality. A generous central hallway provides access to all principal rooms, including a study and a snug - which could both alternatively offer further bedroom accommodation, a further informal sitting area, and kitchen/breakfast room, ideal for modern family living.

The first floor comprises the principal bedroom suite with dressing room and en suite bathroom. There are four further bedrooms and two bathrooms, offering ample space for family and guests.

The lower ground floor currently serves as storage but presents excellent potential to be converted into further living accommodation, subject to the necessary consents.

Set within approximately 2.4 acres of delightful gardens and grounds, Oakley House is surrounded by open lawn areas with enormous potential for landscaping. The gardens, which include an orchard and a charming brick greenhouse, have been designed to make the most of the house's elevated position, offering far-reaching views across the valley and countryside beyond.

There is lapsed planning permission to build a substantial residential home on the former tennis court plot. Ref. No: S.09/1935/FUL.



*Stroud 2 miles
(direct train to London Paddington 85 mins)
 Nailsworth 3 miles
 Minchinhampton 3 miles
 Painswick 6 miles
 Cirencester 13 miles
 Kemble Station 13 miles
(direct train to London Paddington 75 mins)
 Cheltenham 21 miles*
All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity, gas central heating and drainage.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB.
Tel: 01453 766 321. Council Tax Band G. EPC rating F.



Oakley House,
Woodchester, GL5 5PQ
Approx. Gross Internal Area
6744 Sq Ft - 626 Sq M



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