



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



FORT WILLIAM, BUTTERROW HILL, MOUNT VERNON,STROUD, GL5 2LR

The Property

A beautifully presented home in a tranquil setting, spacious, flexible, and full of character. Whether you're looking for open countryside, ease of access to town and station, room to grow, or space to work from home in style, this property offers it all with views you'll never tire of. From almost every angle, whether standing in the kitchen, relaxing on the terrace, or waking up in the master bedroom, the views stretch uninterrupted across the valley. It's a peaceful, elevated outlook that changes with the seasons and offers a real sense of retreat.

Approach just below Rodborough common is Mount Vernon. A driveway leads to a small gathering of properties, with a track leading to the head of the grounds of Fort William. A wealth of parking complimented by a garage and car ports. Steps lead down to the property. A further driveway below through private gates leads to a chipping driveway and further gates lead into the wonderful grounds of Fort William.

A pathway surrounded by glorious grounds and terraces leads to the side of the house with a pathway continuing to the rear and a further pathway leads down steps to the front of the property. The current owners tend to use access directly into the dining/family room. To the rear access leads into an entrance hall with doors to receptions, cloakroom and kitchen.

Fitted kitchen with windows to the rear and doors to utility room and entrance hall. A range of base and wall mounted cabinets to include display units. A range of integral appliances to include: double oven hob, microwave and larder fridge. Utility room with window to the front and door to outside housing a secondary boiler serving the kitchen, utility and cloakroom with space for appliances. Dining/family room with double doors to the entrance hall, window to the rear, skylights to the roof line with French doors opening to the dining terrace and views across the grounds and valley. This room perfectly balances elegance and comfort, ideal for dinner parties, family gatherings. Door leading to inner hallway/landing.

A 28ft drawing room arranged over two levels with three stunning gothic windows that frame the views. Doors lead to entrance hall and inner hallway/landing. Adam style fireplace takes centre stage complete with wood-burning stove. On a summers evening a relaxing retreat, on a winters night you can watch the lights across the valley twinkle. The layout has been designed to enjoy direct access from the receptions and master suite directly to the grounds and terrace. A landing/inner hallway off the drawing and dining room provides a door to the master suite along with stairs leading down to the lower ground floor accommodation.

Master Bedroom is a serene retreat with widows to the front and side, French doors open to the sun terrace, a range of fitted wardrobes and door to the ensuite bathroom. Comprising a modern L shaped bath with overhead rainfall shower, heated towel rail, basin and low flush WC. A stunning gothic window provides views across the valley. As a master bedroom a luxurious and serene retreat.

Staircase leads down to lower ground level with a front door true to its period with views and a T shaped hallway provides access to all bedrooms, family bathroom, boiler room and storage/linen cupboard. All three bedrooms are double rooms with built in storage, stunning windows seats where you can enjoy the views along with a wealth of natural light. Complemented by a four piece family bathroom with Jacuzzi bath and a separate shower cubicle, low flush WC and vanity unit, heated towel rail and window to the front. Boiler room houses the main boiler, water tank and trip switches.

AGENTS NOTE

Stamp duty at £875,000 First time buyer and home mover £33,750, Additional Property £77,500





Outside

The grounds have been thoughtfully landscaped to deliver both visual impact and a deep sense of tranquility. Set into the hillside, the gardens at Fort William are a true highlight, across tiered levels, the outdoor space blends formal structure with cottage garden charm. Throughout colourful borders rich with roses, irises, peonies, and flowering shrubs that bring seasonal scent and texture. Stone steps rise elegantly through lush planting, framed by dry-stone walls and ivy-covered terraces that create a timeless, secluded atmosphere. A chipping pathway winds through green zones and secret seating spots, while sculpted box, ornamental grasses, and well-placed planters bring a balance of wild beauty and structured elegance. A private terrace, ideal for morning coffee or evening dining, sits at the lower level, offering space for outdoor entertaining and quiet reflection alike. The panoramic views are simply exceptional, sweeping across the Cotswold valley with its rolling hills, treetops, and scattered village rooftops. Whether from the kitchen, terrace, or upper floors, the outlook stretches uninterrupted to the horizon, capturing golden morning light and long summer sunsets. This sense of elevation and privacy enhances the serenity of the home, making it feel both connected to nature and wonderfully removed from the bustle of everyday life. Mature trees and hedging provide natural screening.

To the head of the grounds a detached double carport and additional garage/car port are discreetly tucked away behind mature planting and accessed via a private drive. The access is owned by National Trust. Further driveway provides additional parking for The Lodge. Our Aerial images showcase the impressive scope of the grounds, woodland edges, lush lawns, and beautifully designed spaces perfect for gardening, entertaining, or simply enjoying the landscape.

This is a home designed to be both lived in and loved, offering a peaceful retreat with character, flexibility, and truly unforgettable views.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band G and EPC rating D



Location

A tranquil location neatly elevated on Butterrow Hill, sitting just below Rodborough common close to the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and the picturesque Rodborough & Minchinhampton common.

You can take full advantage of all Stroud has to offer. A short drive or cycle from the property to the town and railway. A lovely walk from the house leads along the canal into town.

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market voted the best in the country and the indoor Five Valleys shopping centre; An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark in Stroud.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with direct access to London Paddington by train and Bath and Bristol by car.



Directions

From Dr Newton's Way, head towards the island where Waitrose is on your left. Take the second exit, signposted Stroud A419 (London Road), and continue for a short distance until you reach a set of traffic lights. Turn right here onto Butterrow Hill and follow the road uphill. As you approach the top, you'll cross a cattle grid. Immediately after the cattle grid, turn right, sign posted for Mount Vernon. Directly on your right, you'll see a driveway which provides access to an enclave of properties. on your left, a track that leads solely to Fort William. On approach you will see a flag as a landmark. what3words location ///kidney.presides.items



Approximate Gross Internal Area 2427 sq ft - 225 sq m

Lower Ground Floor Area 916 sq ft – 85 sq m

Ground Floor Area 1326 sq ft – 123 sq m

Garage Area 185 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.