

Holcombe House

Minchinhampton, Stroud, Gloucestershire





A classical Georgian country house offers luxurious living, hidden in this elevated, beautiful valley with beautiful views set in private grounds of 9.68 acres with equestrian facilities, just outside the Cotswold market town of Minchinhampton.

Nailsworth 1 mile | Minchinhampton 1.2 miles | Avening 2 miles | Stroud 5.2 miles | Tetbury 5.6 miles | Malmesbury 10.3 miles
Kemble Staition 10.5 miles | Cirencester 11.2 miles | Cheltenham 18.6 miles | Bath 26.6 miles | Bristol 29.6 miles
(Distances and times approximate).


6


4


3

Summary of accommodation

Main House

- Ground Floor: Entrance hall | Kitchen | Sitting room | Dining room | Family room | Boot/utility room | WC | Cellars
- First Floor: Principal bedroom with en suite bathroom and dressing room | Bedroom with en suite bathroom | Bedroom | Family bathroom
- Second Floor: Three further bedrooms | Family bathroom
- Third Floor: Attic room

Garden and Grounds

- Lawns | Stream | Lake | Woodland | Yard | Barn with two stables | Stable block with three stables | Tack room | Stores
- Olympic-sized Arena | Additional parking area and hard standing

In all about 9.68 acres

Situation

(Distances and times are approximate.)



Minchinhampton, Nailsworth and Tetbury offer a wide selection of unique shops, services and restaurants, including delicatessens, florists, craft shops and supermarkets. More extensive shopping and recreational facilities can be found in Tetbury, Stroud (Waitrose), Cirencester (Waitrose) and Cheltenham. Short walk to the local pub, the Weighbridge Inn.



Local well-regarded schools in the area include Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College, Westonbirt, Marling and Pate's Grammar schools, to name a few.



There are excellent road and rail links. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible.



Central London via the M4 is about 100 miles. Stroud Station is 4.4 miles, and Kemble Train Station is about 10 miles.



Bristol International Airport is about 38 miles away.



Minchinhampton Golf Club is 3 miles away and has three courses. Minchinhampton and Rodborough Common have excellent walks. Hunting with Duke of Beaufort's, VWH, Cotswold hunts and the Berkeley; polo at Cirencester and The Beaufort Polo Club; Racing at Cheltenham, Chepstow and Bath. Premiership Rugby at Gloucester and Bath.



The Property

Holcombe House is a stunning Grade II listed Georgian country house, set in an elevated position in a beautiful tree-lined valley on the edge of the delightful Cotswold market town of Minchinhampton. The location is highly peaceful and private, surrounded by the spectacular countryside of the small hamlet of Holcombe Glen with the renowned Weighbridge Inn.

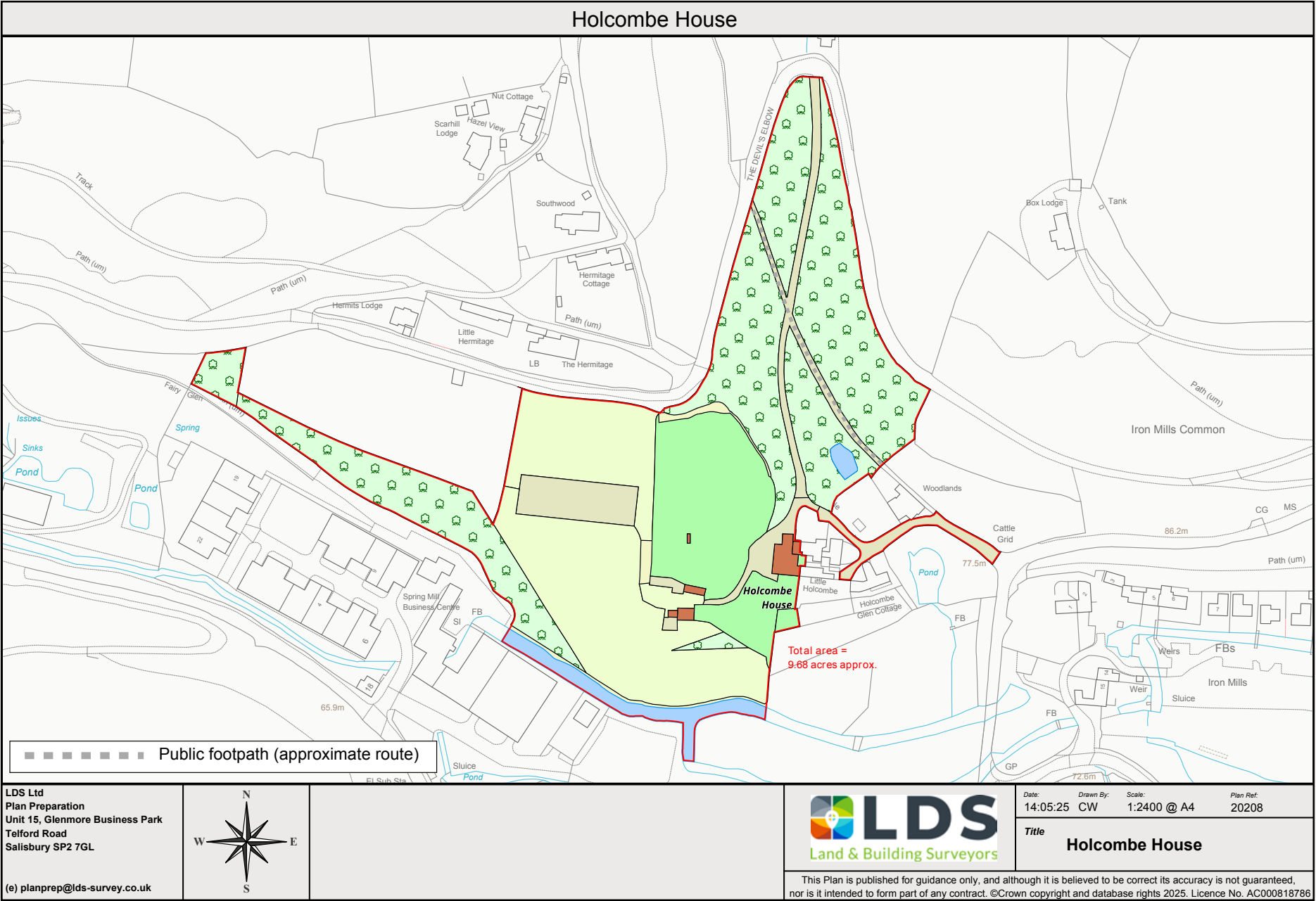
Through the main gates, you sweep through a beautiful woodland glade and round to the front of Holcombe House, a stunning Georgian property built in the 1820's. The property complements its era with wonderfully proportioned rooms and ceiling heights.

The house has been extensively modernised to a high standard throughout, with its grand proportions complemented by a stylish and elegant décor including tiled floors and a gallery staircase. Improvements also included upgrades to the heating system, including two air source heat pumps, 12 kw solar panels and an electric vehicle charger. The owners have taken to reflect the practicality and contemporary way of living whilst incorporating a luxurious living space ideal for entertaining while being highly energy efficient.









Gardens and Grounds

Holcombe House is attached to the rear. The house is nestled within landscaped gardens, expansive lawned areas, woodland, and various terraces, including a 100sqm patio area, for entertaining, relaxing and enjoying the setting. The house is approached from Minchinhampton via a long driveway leading to an extensive gravel parking area. There is also an electric gated rear entrance and equestrian facilities, including paddocks, a block of stables, a separate barn and store, plus an Olympic-sized rubber fibre Arena. The equestrian facilities are attractively situated together just a short distance from the house, and there is excellent local riding around Holcombe Glen and the commons of Rodborough and Minchinhampton.

Property Information

Services: The sitting room, dining room and kitchen have underfloor heating. All the other rooms have low water volume heat emitters driven by the Air Source Heat Pumps (ASHP). Some have Herschel infrared panels that are useful when the heating is off during summer months. There are two ASHP and 52 solar panels with a max output of 12.5 kw, the panels feed 20kwh of battery storage, making the house extremely efficient. The house is entirely electric, and clients benefit from a feed-in tariff. There is about 10 years left of FIT payments. Electric car charger. Mains water and drainage.

Local Authority: Stroud District Council

Council Tax: H

EPC: C

Guide Price: £2,500,000

Postcode: GL6 9AJ

What3words: Main gates: ///pacifist.broadens.underline

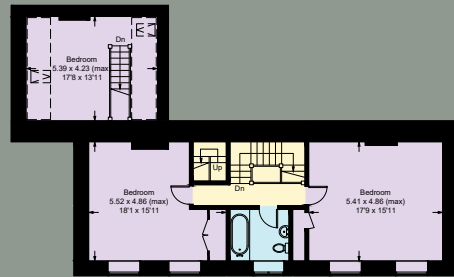
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area = 536.5 sq.m / 5775 sq.ft

Clellar = 75.1 sq.m / 808 sq.ft

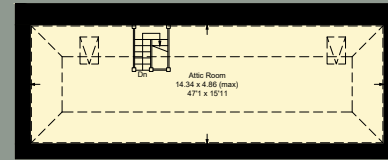
Outbuilding = 82.7 sq.m / 890 sq.ft

Total = 694.3 sq.m / 7473 sq.ft

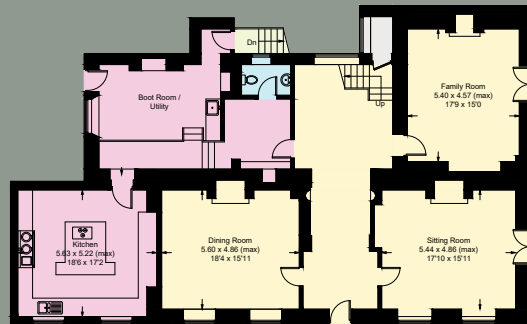


Second Floor

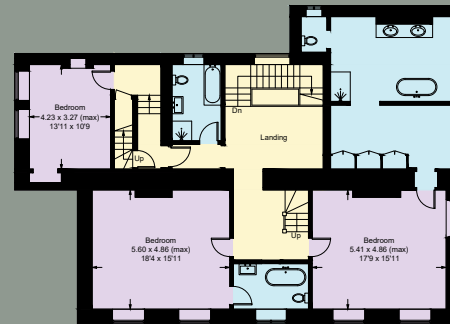
— Reduced headroom below 1.5m / 5'0"



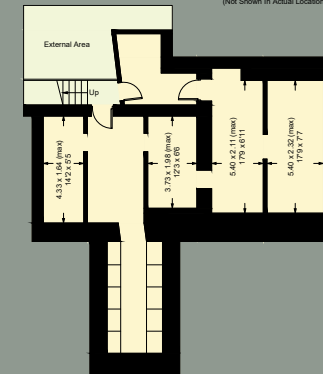
Third Floor



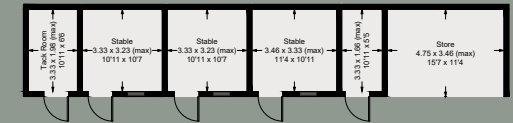
Ground Floor



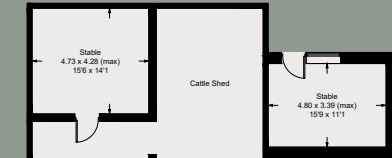
First Floor



Cellar



Outbuilding
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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