



UPPER VATCH MILL AND COTTAGE

The Vatch, Stroud, Gloucestershire, GL6



AN ELEGANT COTSWOLD MILL HOUSE, BEAUTIFULLY PRESENTED WITH A TWO BEDROOM COTTAGE, SITUATED IN THE PRETTY HAMLET OF THE VATCH IN THE STUNNING SLAD VALLEY, SET IN BEAUTIFUL GARDENS.

Stroud 2.2 miles (main line station to London) | Painswick 3.1 miles | Minchinhampton 6.2 miles | Tetbury 12.1 miles | Cheltenham 13.3 miles | Cirencester 16.6 miles.
(All distances are approximate).

The House: Entrance hall | Kitchen/breakfast room | Sitting room | Dining room | Utility room and WC | Principal bedroom with suite bathroom
Bedroom with en suite shower room | Two further bedrooms | Family bathroom | Office | The studio's top floor vaulted space could be divided into bedroom suites.

Cottage: Sitting room | Dining room | Kitchen | Two bedrooms | Shower room

Outside: Detached double garage | Workshop | Storage shed | Folly

In all about 2 acres.



4-6



3-4



3-5

EPCS: Main House: E, Cottage F
Postcode: GL6 7JY
What3Words: ///workforce.discloses.dodges
Tenure: Freehold
Services: Mains water and electricity. Private drainage.
Local authority: Stroud District Council
Council Tax Band: House G - Cottage D
EPC: TBC
Guide Price: £1,900,000



THE PROPERTY

Upper Vatch Mill and cottage were initially a paper mill, later converted to a cloth mill. The Grade II listed property has been beautifully converted and refurbished to create a luxurious, characterful Cotswold home with an eye for detail and practical and spacious living. The pretty detached two bedroom cottage is beautifully presented and ideal for guests or letting out. The property sits centrally in its beautiful, incredibly peaceful and private grounds.

GARDENS AND GROUNDS

Approached down a long, hard-standing private drive, the property is surrounded by the beautiful countryside of the Slad Valley. There is expansive parking and a detached double garage. The grounds are a remarkable feature; there are various terraces to enjoy, and pond area. There is a wooded wild garden area, a large lawned area, and an attractive folly. This creates a most tranquil and magical setting in this small community just to the north of the centre of Stroud, a highly desirable market town with a wealth of facilities.





SITUATION

The Vatch and Slad are ideally located for walking with excellent routes along the Cotswold Way, including to the nearby pretty villages of Painswick and Sheepscombe, both with popular pubs. It is a short walk to the local pub, The Woolpack. There is an excellent selection of independent schools in the local area, including the highly regarded 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. Scenic routes provide access to Cheltenham and Gloucester. 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 2.2 miles away, and Kemble Train Station is about 10 miles away. Bristol International Airport is about 38 miles away. 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 Stroud (Waitrose and a local famous farmers market on Saturdays), Cirencester (Waitrose) and Cheltenham. Minchinhampton Golf Club is 3 miles away and has three courses. Polo at Cirencester and The Beaufort Polo Club. Racing at Cheltenham, Chepstow and Bath. Premiership Rugby at Gloucester and Bath.







Approximate Gross Internal Area = 296.0 sq m / 3186 sq ft
 Garage/Outbuilding = 135.6 sq m / 1459 sq ft
 Total = 431.6 sq m / 4645 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1216064)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Georgina Mason
01285 882 004
georgina.mason@knightfrank.com

Cirencester
One Market Place
GL7 2PE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.