






HOLLINGHAM HOUSE

Hollingham Lane, Horsley, Stroud, Gloucestershire, GL6



HOLLINGHAM HOUSE, HORSLEY

A beautiful period property hidden in this popular village, set in an elevated and tranquil location, with stunning views over the neighbouring valley.

			EPC
4-5	2-3	3	E

Local Authority: Stroud District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired central heating. Private treatment plant.

Offers in excess of: £1,500,000



THE PROPERTY

Hollingham House is a most impressive looking and beautifully situated period house with origins dating back, we believe, to 1715 and with more recent additions. The extension to the east end of the house was added in 2005, with much use being made of oak and glass. The additional rooms and balcony take full advantage of the glorious view.

The accommodation is well proportioned and arranged over two floors with a large roof space above, which provides excellent potential for a further bedroom suite, subject to obtaining the necessary planning consents. It is beautifully presented and full of charm and character, with wonderful ceiling heights, period features such as exposed beams, and stone fireplaces in the lovely dining room and lounge.

The stunning principal bedroom suite is light and airy with an oak-framed vaulted ceiling and access to a covered balcony. There is a fantastic guest suite which is a beautifully decorated, with an en suite shower and WC and views down the valley.





GARDENS AND GROUNDS

The house has two driveway accesses and is approached off Hollingham Lane through a wooden five-bar gate with a gravelled drive leading down to the front of the property. The lower driveway has a large parking area in front of an impressive Cotswold stone detached double garage, ideal for sports or classic cars. Above the garage is a bedroom suite accessed by external stairs. This is ideal for guests or could be used as an Airbnb, gym or office.

The garden is a true delight, lovingly cared for and planted by the current owners, with various areas where you can enjoy the tranquil and stunning southerly setting and views down this beautiful valley. To the front of the house are level lawn areas with a fine mature beech tree and an orchard to the side.

Steps lead down to a lower terrace, which adjoins an open field, with an impressive vegetable garden and a range of fruit trees retained by a Cotswold stone wall. To the far side of the garden is a shed and a greenhouse in addition to a garden store at the head of the main entrance.

DISTANCES:

Nailsworth 0.8 miles, Minchinhampton 3 miles, Tetbury 7 miles, M5 (Junction 13) 9 miles, Kemble Mainline station 12 miles, Cirencester 15 miles, M4 (Junction 18) 15 miles, Bath 25 miles, Bristol 28 miles.

(All distances are approximate).





SITUATION

Horsley is a pretty village with a community shop, popular pub The Hog, an excellent primary school, a Village Hall, playing fields and St. Martin's Church. Nailsworth and Tetbury are close at hand. Cirencester, Stroud and Dursley are also within easy reach, offering a wide selection of unique shops, services and restaurants, including delicatessens, florists, craft shops and supermarkets. Local well-regarded schools in the area include Beaudesert Park, Wycliffe, The Cheltenham Ladies' College, Cheltenham College, Dean Close, 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 readily accessible. Central London via the M4 is about 100 miles. Stroud Station is 4.4 miles, and Kemble 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.



Hollingham House

Approximate Gross Internal Area = 251.1 sq m / 2703 sq ft
(Excluding Eaves Access)
Outbuildings = 82.9 sq m / 892 sq ft
Total = 334.0 sq m / 3595 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1230645)

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)



Georgina Mason
01285 659771
georgina.mason@knightfrank.com

Knight Frank Cirencester
One Market Place
GL7 2PE

[knightfrank.co.uk](https://www.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 <Particularsdate>. Photographs and videos dated <Photodate>. 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.

