

THE OLD COACH HOUSE, MINCHINHAMPTON



THE OLD COACH HOUSE, FORWOOD, MINCHINHAMPTON, STROUD, GL6 9AB

A BEAUTIFUL COTSWOLD HOME, PERFECTLY PLACED TO ENJOY SWEEPING VIEWS OF GATCOMBE WOODS.

The property

Nestled in a tranquil setting below the historic market town of Minchinhampton and within easy reach of the vibrant market town of Nailsworth, this detached Cotswold stone residence beautifully combines charm, character, and captivating countryside views.

Originally serving as the stables and barns to a local country house, the property was sympathetically converted in the 1970s into a delightful home that retains a wealth of character features, including stone mullioned windows, flagstone floors, exposed timbers, high ceilings and wooden floorboards.

The accommodation is both flexible and thoughtfully arranged to make the most of the wonderful outlook, with the principal living areas enjoying the views. You enter directly into an impressive and welcoming reception hall, featuring a vaulted ceiling, oak staircase

with minstrel's gallery, and flagstone flooring. This grand entrance offers ample room to create a dining hall — perfect for entertaining.

A few steps down from the hall lead to the kitchen/dining/family room. This light and inviting space enjoys a dual aspect with French doors opening onto a patio, ideal for alfresco dining. The fitted kitchen includes built-in appliances and an electric four oven Aga, while there's plenty of room for a dining table and seating area. A further door leads conveniently to the parking area.

At the opposite end of the house, a hallway provides access to two versatile rooms — currently arranged as a bedroom and a home study — along with a shower room in between. A cupboard in this area houses the oil-fired central heating boiler.

ACCOMMODATION

*15' 10" Reception/Dining Hall • 26' 1" Kitchen/Dining/Family Room
26' 4" Drawing Room • Four Bedrooms • Two Shower Rooms*

A beautiful oak staircase rises to the first-floor landing and minstrel's gallery, leading to the wonderful drawing room. This superb triple-aspect space enjoys a vaulted ceiling, a striking Cotswold stone fireplace, and French doors opening onto a balcony — the perfect spot to relax and take in the glorious semi-rural surroundings.

At the far end of the first floor are two further bedrooms, one with views towards the countryside and the other featuring a distinctive round window. A secondary shower room sits conveniently between them.

There are various covenants and rights of way, including access across the neighbour's drive, where you are to contribute 1/8 th for maintenance. Please ask the agent for a copy of the land registry documents, which include confirmation that no other private residential dwelling can be built (or converted) within the site.

Heating: Oil-fired central heating and an open fire in the drawing room.

Ofcom: Broadband – Ultrafast available. Mobile coverage depends on the provider. O2 is good indoors and outdoors.



Situation

Forwood is a small hamlet nestled below the historic market town of Minchinhampton, with Nailsworth just a short drive away. Set in a peaceful, semi-rural location with public footpaths, two nearby golf courses, and the open expanse of Minchinhampton Common, it offers the perfect blend of country living and convenience. Residents enjoy easy access to local amenities in Minchinhampton, including a post office and village shop, doctors' surgery, and chemist, as well as a variety of cafés and restaurants in both Minchinhampton and Nailsworth. Families are well served by primary schools in both towns, excellent grammar schools in Stroud, and independent options such as Beaudesert Preparatory School and Wycliffe College. Commuters benefit from direct trains to London Paddington from Stroud and Kemble stations, making Forwood an ideal retreat with excellent connections.



WITHIN EASY REACH...

Minchinhampton – 0.4 miles

Nailsworth – 1.7 miles

Stroud – 4.5 miles

Kemble Train Station – 10.4 miles

Cirencester – 10.8 miles

All distances are approximate





Outside

Vehicular and pedestrian access is gained through stone pillars and a cattle grid that leads onto the neighbour's driveway. From here, double wooden five-bar gates open into a generous parking area with access to a detached stone-built garage, complete with power and an electric up-and-over door. To the side, a separate pedestrian entrance opens to a staircase leading up to a wonderful, vaulted room — ideal as a home office, studio, or teenage games room.

Most of the grounds lie to the front and side of the house, where the views are open and far-reaching. Attractive boundary features include a traditional Cotswold stone wall, beech hedging, and timber fencing. The gardens comprise two main areas of lawn interspersed with a rockery, mature shrubs, and colourful planting. A paved patio provides a lovely spot for alfresco dining and enjoying the setting. The oil tank is discreetly positioned to the far side of the house near the garage.

Although the plot is not extensive, it is extremely well-proportioned and perfectly complements the property, offering just the right balance of space, privacy, and easy maintenance.

OUTSIDE

*19'1 x 17'6" Detached Garage with
Room Over • Parking • Gardens*



Useful Information

Tenure: Freehold.

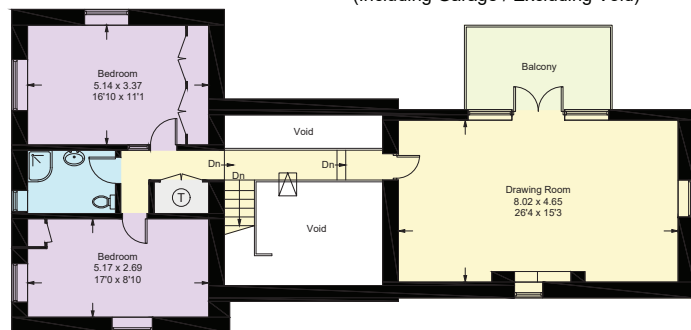
Postcode: GL6 9AB.

Viewing: Strictly by appointment through Whitaker Seager.

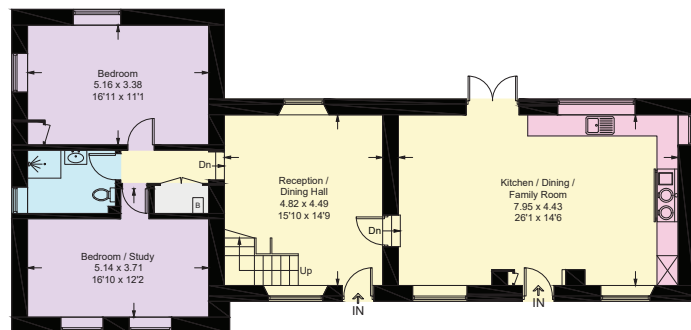
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating E..

Approximate Gross Internal Area = 194.5 sq m / 2093 sq ft
 Outbuilding = 59.6 sq m / 641 sq ft
 Total = 254.1 sq m / 2734 sq ft
 (Including Garage / Excluding Void)

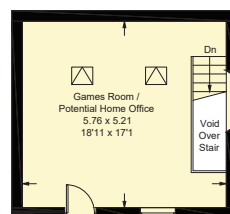


First Floor

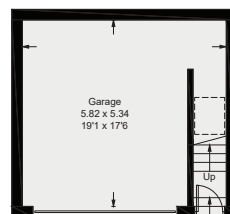


Ground Floor

= Reduced headroom below 1.5m / 5'0



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown in Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255386)

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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.