

OLD WEAVERS  
PITCHCOMBE · STROUD







# OLD WEAVERS · PITCHCOMBE STROUD · GL6 6LW

**BEDROOMS: 6**

**BATHROOMS: 3**

**RECEPTION ROOMS: 5**

**GUIDE PRICE £1,350,000**

- Handsome Detached Period Country House
- Full of Charm and Character
- Lovely Views
- 5 Reception Rooms
- Landscaped Garden of Circa 0.8 Acres
- Beautifully proportioned rooms
- Elevated Position
- Over 5000 sq ft
- 6 Bedrooms
- Garage and Parking

**An exceptional Grade II Listed country home in the heart of the Cotswold village of Pitchcombe, offering an abundance of period charm and beautifully proportioned rooms**

## DESCRIPTION

Old Weavers is a superbly proportioned, handsome country home, beautifully laid out to offer practical living spaces, whilst still retaining exceptional period charm. A pretty Regency porch with tent roof, sets the tone for the remainder of the house; this is a home steeped in historic interest with charm and period features around every turn, including mullion Gothic glazed windows, stunning aged beams, character boarded floors and magnificent fireplaces. Opening to an open-plan reception and dining hall, this fabulous double reception room offers ample space for a dining table, together with a cosy area in front of a huge fireplace with wood burning stove inset, ideal for after-dinner relaxing. An

impressive drawing room leads off the reception hall, offering a further entertaining space, with pretty views to the front garden from its three large windows and a further feature fireplace. A home office and spacious laundry room are also located at this level. Steps from the reception hall lead to the rear wing of the house, where a snug, scullery, boot room and the kitchen are located. The kitchen is clearly the heart of the home. An Aga provides a warming focal point and a centre island provides a useful preparation space. There is room for a good sized table, ideal for informal suppers with family and friends. Doors lead from the kitchen to a rear patio, giving easy access for alfresco entertaining.

The principal bedrooms are accessed via the main staircase leading off the snug, opening to a large landing with three front facing bedrooms plus a further bedroom located in the rear wing. One of the bedrooms has an en-suite plus a walk-in dressing room and the bedroom in the rear wing has a feature sun room, overlooking the topiary garden to the side of the property. A family bathroom completes the first floor. Two further bedrooms plus a bathroom, together with a sensational games room with stunning aged beams, are located on the second floor. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage space. The front facing bedrooms have wonderful views across the valley.

The garden envelopes the property with a magnificent red brick wall framing the rear boundary. Totalling circa 0.8 acres, the garden comprises mature fruit trees, including quince, fig and green gage, together with a formal topiary garden with a central pond, to the side of the house. Mature beech hedging divides the main garden from a pretty orchard, together with access to the parking area and large store/shed. There is ample parking for several cars to the front and sides of the property.

## AGENT'S NOTE

A landscaped garden survey has been drawn-up by local firm, Graduate Gardeners and is available on request.







## LOCATION

Pitchcombe is a quintessential Cotswold village with an exceptional number of fine old properties built in the vernacular Cotswold style and echoing the fine architecture associated with nearby Painswick. The property offers English country living at its finest, surrounded by glorious Cotswold countryside, rolling hills, handsome period homes and pretty historic English churches.

Pitchcombe has a welcoming community and hosts numerous local events, including an annual fete. The Edgemoor Inn in the neighbouring village of Edge, is within easy walking distance. Nearby Painswick is within a five minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination. Painswick Beacon also hosts a popular golf course and the Rococo Gardens are well worth a visit. Stroud is less than ten minutes drive away and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times. Stroud has several leading supermarkets, including Waitrose, as well as sporting facilities, independent

retailers and an award winning Saturday Farmers Market. Cheltenham is also within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, Old Weavers is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



## DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 2 miles, take a sharp right hand turn back on yourself, onto the A4173, in the direction of Gloucester. Take the first left hand turn after circa 50 yards and the entrance to Old Weavers will be found almost immediately, on your right.









# MURRAYS

SALES & LETTINGS

## Stroud

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3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

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The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

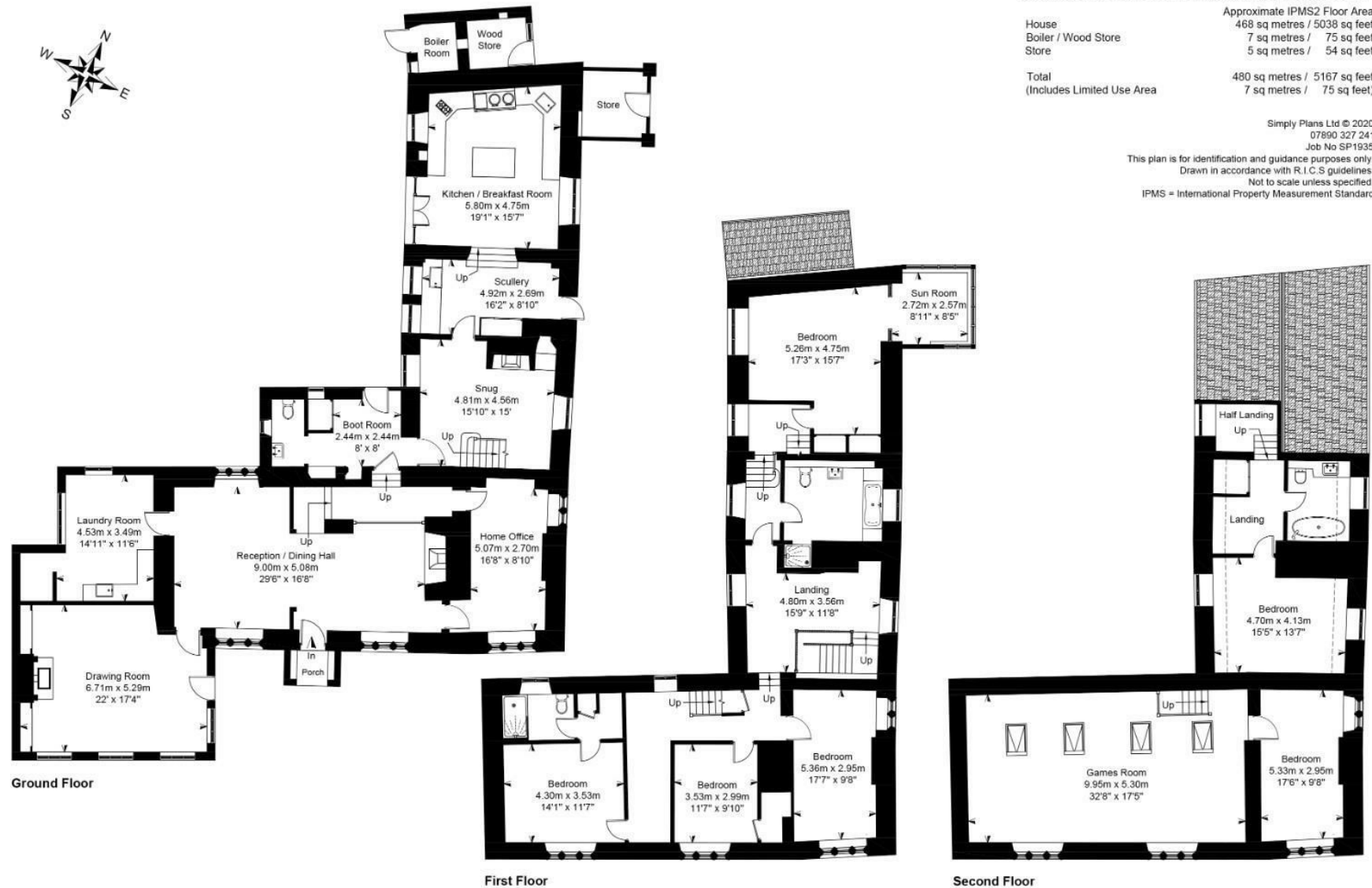
## EPC

## SERVICES

Gas central heating, Mains drainage, Stroud  
District Council Tax Band H.  
Ofcom Checker: Broadband 7 Mbps  
Standard 1000 Mbps Ultrafast, Mobile  
Networks EE, O2, Vodafone, Three

For more information or to book a viewing  
please call our Painswick office on 01452  
814655





## SUBJECT TO CONTRACT

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