

# OLD WEAVERS

PITCHCOMBE









**OLD WEAVERS, PITCHCOMBE, STROUD, GLOUCESTERSHIRE, GL6 6LW**



**GUIDE PRICE £1,450,000**

**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**

**Entrance Porch, Reception/Dining Hall, Drawing Room, Home Office, Snug, Kitchen/Breakfast Room, Scullery, Boot Room, Laundry Room, 4 First Floor Bedrooms, one with En-Suite and one with Sun Room overlooking the Garden, Family Bathroom, 2 Second Floor Bedrooms and a further Family Bathroom, Landscaped Garden, Garden Store Room, Ample Parking**









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 envelops 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.





#### LOCATION

Pitchcombe is a quintessential Cotswold village, largely unaltered over the years. Sheltered in the lee of a ring of wooded hills, the village contains 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 for a coffee and catch up with friends. 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.

#### AGENT'S NOTE

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

#### DIRECTIONS

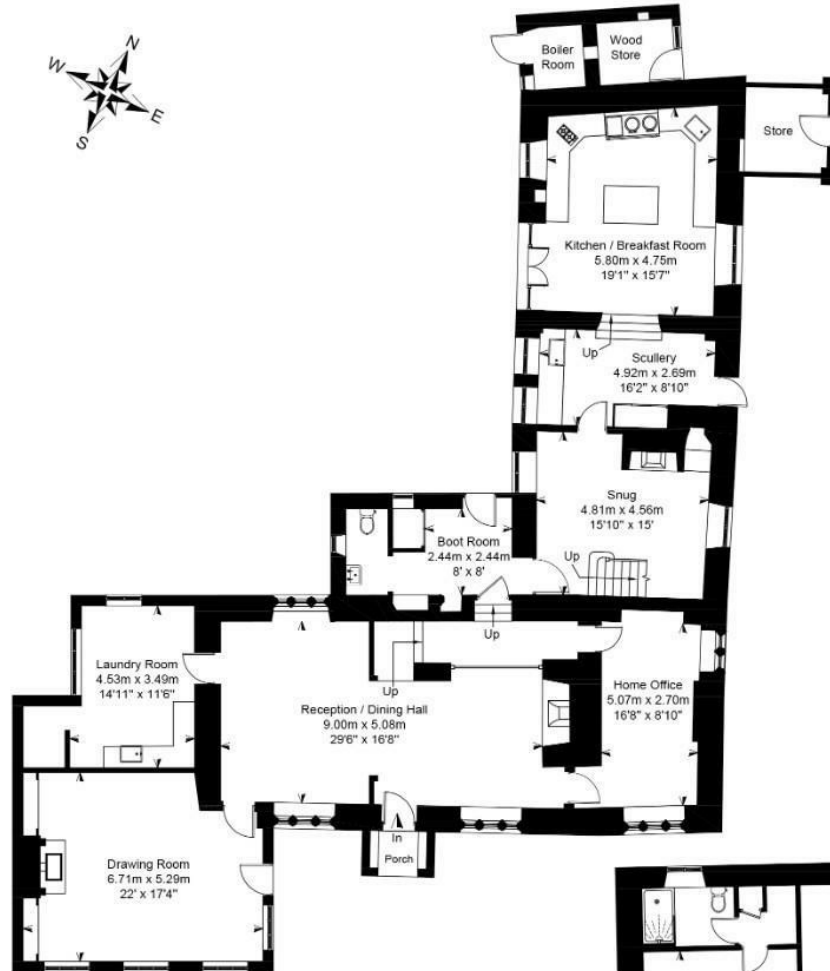
Leave our Painswick office on the A46 in the direction of Stroud and after circa 2 miles, take a sharp right hand turn back on yourself, onto the A4173, in the direction of Gloucester. Take the first left hand turn after circa 50 yards and the entrance to Old Weavers will be found almost immediately,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

#### TENURE EPC

**Freehold**  
**EER: N/A Grade II Listed**  
**Gas central heating, Mains drainage, Stroud District Council Tax Band H.**

#### SERVICES

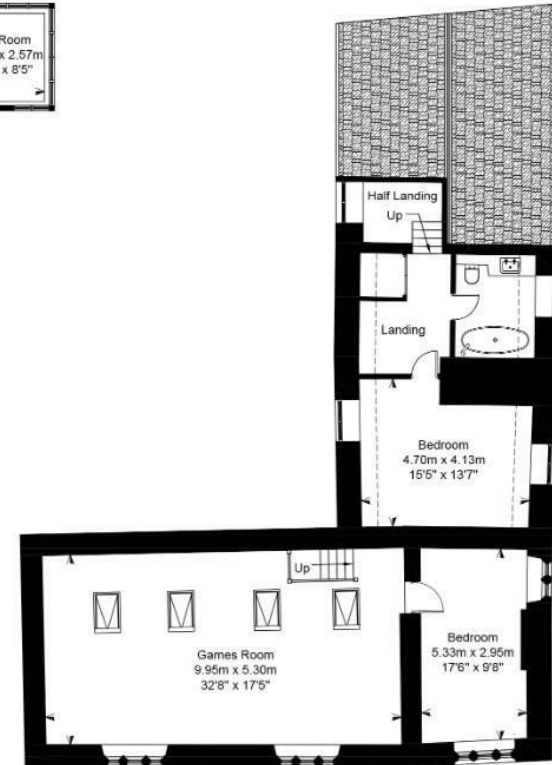
**Ofcom Checker: Broadband 7 Mbps Standard 1000 Mbps Ultrafast, Mobile Networks EE, O2, Vodafone, Three**  
**Viewing by prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property**



Ground Floor



First Floor



Second Floor

**Old Weavers, Gloucester Road, Stroud, Gloucestershire**

House	Approximate IPMS2 Floor Area
Boiler / Wood Store	468 sq metres / 5038 sq feet
Store	7 sq metres / 75 sq feet
	5 sq metres / 54 sq feet
<b>Total</b>	<b>480 sq metres / 5167 sq feet</b>
(Includes Limited Use Area)	7 sq metres / 75 sq feet

Simply Plans Ltd © 2020  
07890 327 241  
Job No SP1935

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

**SUBJECT TO CONTRACT**

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate





4 London Road, Stroud, GL5 2AG  
Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT  
Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)