

MIDDLE LODGE

SELSLEY WEST





MIDDLE LODGE, SELSLEY WEST, STROUD, GLOUCESTERSHIRE, GL5 5LD



GUIDE PRICE £1,450,000

A STUNNING FAMILY HOME COMBINING RURAL TRANQUILITY WITH EASE OF ACCESS TO THE NEARBY MARKET TOWN OF STROUD, OFFERING 4/5 BEDROOMS PLUS SEPARATE TIMBER FRAMED ONE BED ANNEXE AND SENSATIONAL OAK FRAMED KITCHEN

Reception Hall, Snug/Library, Sitting Room, Oak Framed Kitchen/Dining/Living Room, Utility, Cloakroom with Shower, Home Office/Bedroom 5, Four Double Bedrooms, Family Bathroom, Timber Framed One Bed Annexe with Kitchen/Living Room and Garden, (currently run as an Airbnb), Gravel Parking, Landscaped Garden, Exceptional Views





Middle Lodge is a superbly proportioned, light-filled country home in a magnificent elevated location, which has undergone significant renovation by the current owner. The impressive stone entrance pillars to the driveway, set the tone to this fabulous home which is both welcoming and thoughtfully adapted to contemporary living. Once part of the Stanley Park Estate, belonging to Sir Samuel Marling, the home is steeped in historic interest and reputed to have been known as the 'Ladies House', where the ladies 'took tea'. A handsome timber door opens to a reception hall with ornate stained glass doors leading to both the library and home office. A large wood burning stove creates a warming focal point to the library, together with stripped wooden floor boards and beautiful beams. Large mullion windows allow an abundance of natural light to fill the room. The sitting room is an equally handsome room, beautifully proportioned and again with feature fireplace and large mullion windows, overlooking the garden and picturesque village church. At the heart of the home is a fabulous oak framed kitchen. Filled with natural light, this spacious room has ample space for a large kitchen table and sofas, making this the perfect space to chat with family and friends, whilst cooking up a feast. The views from the kitchen/living room, are spectacular, looking across the Stroud Valley and towards the Selsley Column, a handsome stone monolith erected by the Marling family. Fitted, painted units provide ample storage. A spacious utility provides the perfect space to hide away laundry, muddy boots and country paraphernalia and there is also a useful cloakroom with a shower. A home office with sensational views, provides a wonderful working environment and would also adapt well as a fifth bedroom.

A beech staircase leads from the reception hall to four first floor bedrooms, all with lovely stripped wooden floors and offering magical views across the Stroud Valley and open countryside. A large family bathroom with super-sized bath, offers the perfect spot to 'soak' up the magnificent views.

Outside, a timber framed annexe with kitchen/living area, bedroom with en-suite and private garden, offers additional living space and is currently run as an Airbnb. The garden envelops the property and comprises well-stocked borders and a large patio, offering the perfect spot for alfresco dining, whilst enjoying pretty views towards Selsley's historic Church. A gravel drive with gated entrance, provides parking for several cars.



LOCATION

Middle Lodge is located on the edge of the Cotswold village of Selsley, immediately west of Stroud and directly below Selsley common, offering 900 acres of National Trust land. The property is located along a farm track in a beautiful rural setting, surrounded by fields and offering panoramic views, yet still within a few minutes drive from Stroud. Selsley has a popular village pub, The Bell Inn and a beautiful historic church.

Stroud is less than a 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 and there is a Sainsburys supermarket within a few minutes drive from the property. Stroud also benefits from excellent 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. The house is within the catchment area of Woodchester primary school (rated outstanding by Ofsted in 2017) and the top performing primary school in Gloucestershire (Real Primary School Guide 2017).

Well-placed for commuting, Middle Lodge 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

From our Stroud Office proceed towards the M5 motorway and at the roundabout opposite Sainsburys take the 'Scenic Route' up the hill (B4066) to Selsley. At the first fork in the road, turn right towards Middleyard and Kings Stanley - Pooles Lane. After a few hundred yards turn right into the entrance to Park Farm and follow the track to the bottom, where Middle Lodge will be found on the left hand side.

TENURE

Freehold

EPC

EER: Current 46 / Potential 73

SERVICES

Mains electricity, water and drainage, oil-fired central heating, council tax band F, Stroud District Council; electric panel heating in the timber framed annexe.

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

Middle Lodge, Selsley West, Stroud, Gloucestershire

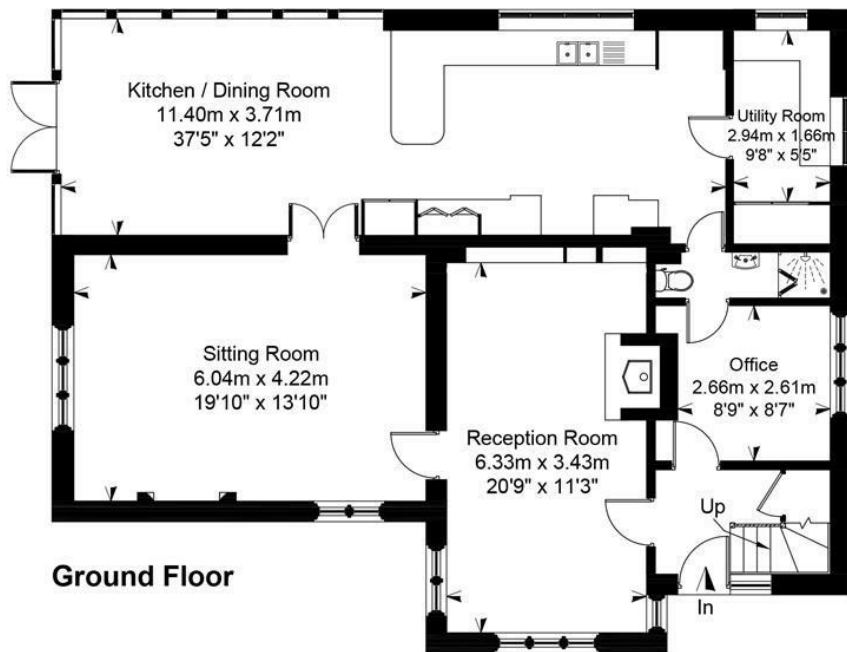
Approximate IPMS2 Floor Area	
House	183 sq metres / 1970 sq feet
Annexe	41 sq metres / 441 sq feet
Total	224 sq metres / 2411 sq feet

Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3339

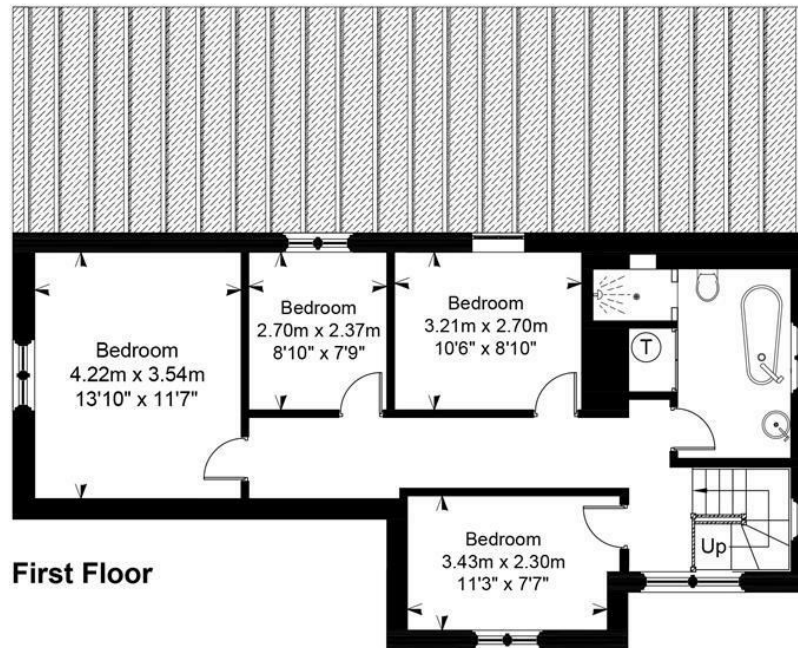
This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



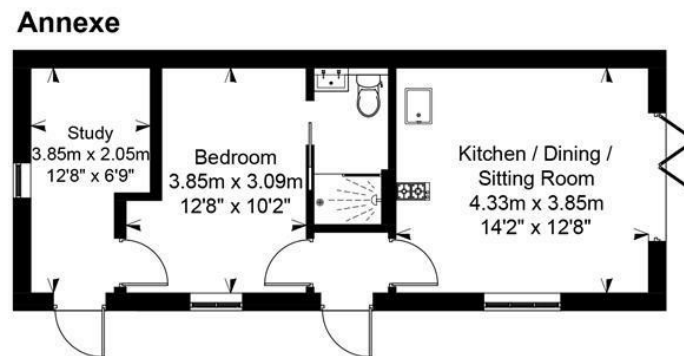
Outbuildings
 Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



Annexe
 Not Shown In Actual Location Or Orientation

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
Internet: www.murraysestateagents.co.uk



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

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



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

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



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

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk