Stanthill House · 2 Uley Road

DURSLEY · STROUD

MURRAYS
SALES & LETTINGS

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DURSLEY · STROUD
GL11 4PF

BEDROOMS: 8
BATHROOMS: 6
RECEPTION ROOMS: 5

GUIDE PRICE £1,350,000

- Handsome Georgian Townhouse
- Self-contained Large 2 Bed Annexe
- Grade II Listed
- Landscaped Walled Garden
- Fully Renovated
- 6 Bedrooms in Principal Residence
- Wealth of Character Features
- High Ceilings
- Parking for 5 Cars
- Short walk to Town and Cotswold Countryside

An exceptionally handsome Georgian town house displaying fabulous architectural features, with high ceilings, large rooms and a wealth of character, comprising a 6 bed main residence, together with an attached, self-contained 2 bed wing.

DESCRIPTION

Stanthill House is a superbly proportioned town house, beautifully laid out and sympathetically renovated with exceptional flair and style. Built in c1830 for Dr Fry, the Grade II Listed home is a landmark property in the town.

An impressive reception hall with a magnificent stone staircase and aged flagstone floor, sets the tone to this handsome house. High ceilings and large rooms, allow for a home which works equally well for entertaining, as it does for everyday contemporary living.

The kitchen/family room is clearly the heart of the home. Formerly the drawing room, full height sash windows with fully refurbished shutters allow for plenty of natural light. A bespoke Jack Morris kitchen provides ample discreet storage and a large centre island makes this a great space for chatting with friends. A large original fireplace with wood burner inset makes for cosy evenings at home.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces, with a second reception, ideal as a teenage snug and a spacious dining room, perfect for hosting. The original dresser creates a real statement piece in the dining room, as well as providing useful storage. A good-sized study with floor to ceiling original shelving provides a bright space to work.

A bespoke Jack Morris boot room is positioned to the rear of the house, offering a useful space for muddy boots and country paraphernalia and with access to both the garden and the cellar. The cellar and wine store run across four rooms, with the potential to convert to a home cinema and gym. A large laundry room and pantry with tremendous high ceilings, ideal for airing washing, is also located on the ground floor.

A statement stone staircase leads to six first floor bedrooms, two with en-suite, plus a family bathroom. The principal suite overlooks the garden with a fabulous copper bath positioned in front of the large sash windows, offering views down the valley and privacy. A Juliet balcony provides the perfect viewpoint to soak up the far-reaching panorama to Owlpen and the Uley Valley.

A self-contained annexe provides further accommodation, with two receptions, two bedrooms, three bathrooms and a fully fitted, spacious kitchen. The annexe is accessed via the dining room but also has its own private courtyard and bespoke entrance hall/library, making it ideal for multi-generational living, or working equally well incorporated into the main house.

The walled garden is set to the rear of the house and comprises level lawn, mature trees and well-stocked borders. A large gravel patio is ideal for alfresco entertaining and there is a redundant area to the top of the garden, ideal for converting to parking and the creation of a new driveway entrance (subject to planning consent).

AGENT'S NOTES

The vendors have commissioned drawings to create a new driveway entrance to the property, off the Uley Road, creating parking and garaging for several cars; planning has not been submitted.

There is a small flying freehold in the annexe, with part of the bathroom positioned over the neighbour's courtyard.

LOCATION

Stanthill House is a landmark property in the town of Dursley. Positioned in the heart of the town, the location provides the best of both worlds. Immediate access to local amenities, yet still within less than a five minute walk from glorious unspoilt countryside. Cam Peake and the Uley Valley both provide miles of unspoilt countryside, ideal for walking, cycling and riding, including along the Cotswold Way which runs through the heart of Dursley, passing its18th century Market House.

Dursely is steeped in historic interest. Originally renowned for its woollen cloth, several key historic buildings still remain, including Jacob's House, a weavers house built in 1751 and The Priory, dating back to 1520.

The town has excellent local amenities, including regular Farmer's Markets hosted in the Market Square, as well as a variety of independent retailers and a Sainsburys supermarket. The town also has a library and Active Lifestyles leisure centre, with swimming pool and fitness classes. The town plays host to a range of festivals and events including a Summer Festival, the iconic 'Dursley Dozen' all terrain running race and a Walking Festival.

The neighbouring village of Uley is very pretty, with many fine old buildings, a church, primary school, community shop, arts centre/cafe and popular public house, as well as the award winning, Uley Brewery.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Beaudesert Park in Minchinhampton, Wycliffe in Stroud and Westonbirt, near Tetbury, are all within easy reach, as well as several sought after grammar schools in Stroud and Gloucester.

Dursley is well placed for commuting, with easy access to the M5 motorway and serviced by both Dursley and Cam train stations, bringing both Bristol and London within easy reach. Positioned halfway between Gloucester and Bristol, the town is circa 25 miles from Bristol.

DIRECTIONS

Leave Stroud in the direction of Selsley. At the roundabout by Sainsburys, turn left up Selsley Hill and follow the B4066 in the direction of Uley. Continue through the village towards the market town of Dursley for approximately 2.5 miles. Turn left at the T-junction and immediately left again at the mini roundabout where the property will be found on the left hand side.

MURRAYS
SALES & LETTINGS

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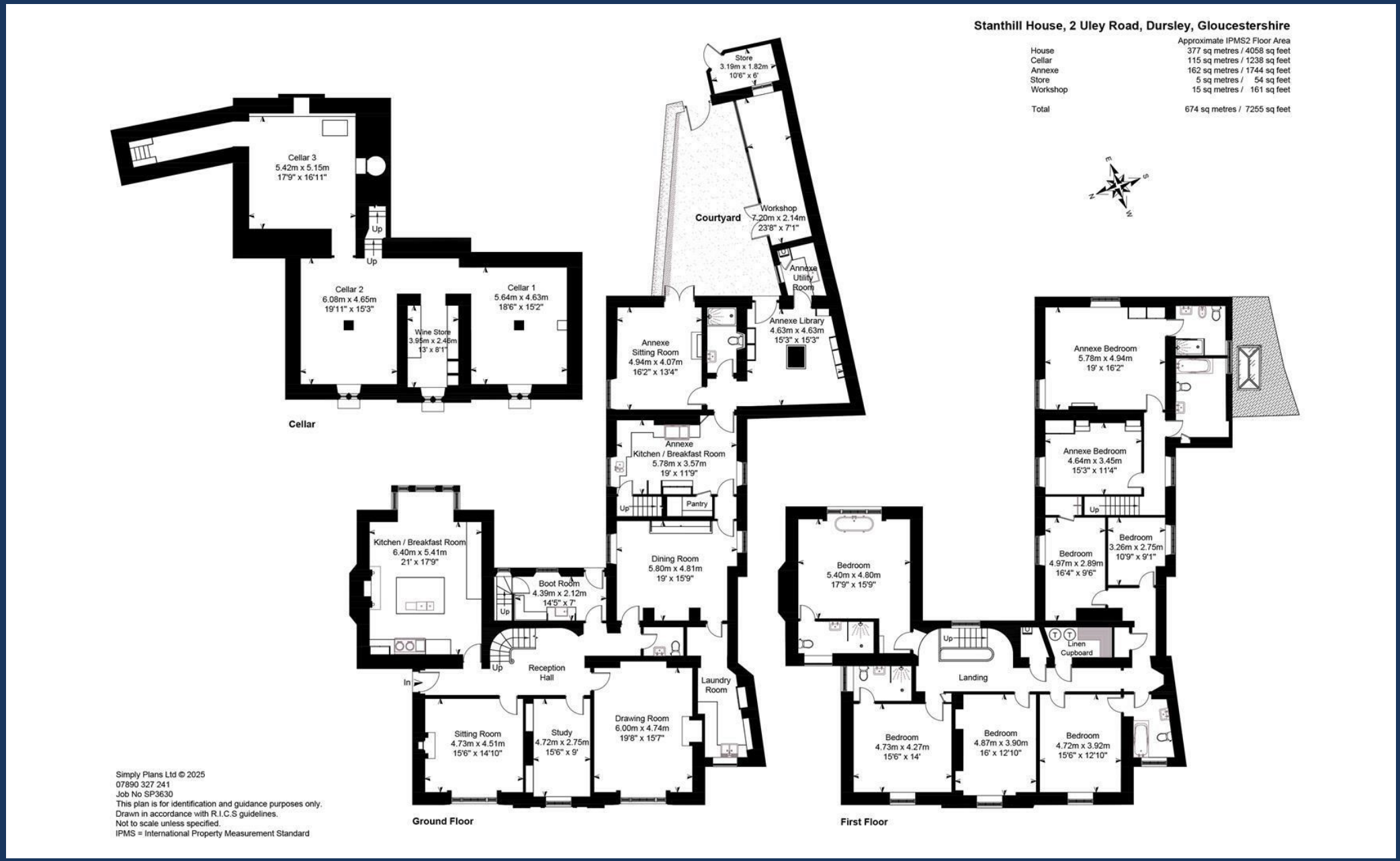
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
N/A Grade II Listed

SERVICES
All mains services are believed to be connected to the property. Gas central heating, Mains water, drainage and electric. Main House Stroud District Council Band G £3934.32 Annexe Band E £2,885.16. Ofcom checker: Broadband Standard 18 Mbps, Superfast 80 Mbps. Mobile coverage EE, Three, 02 Likely, Vodafone limited.

For more information or to book a viewing please call our Stroud office on 01453 755552



SUBJECT TO CONTRACT

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