



Stanthill House, 2 Uley Road, Dursley, Gloucestershire, GL11 4PF

Grade II listed Georgian house
Thoroughly renovated with significant upgrades
Immaculate, ready to move into accommodation
6 bedrooms in the main house
Plus a 2-bedroom annexe
4 reception rooms
Bespoke kitchen/family room
South-easterly private garden
Excellent location close to amenities and
countryside



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,350,000

Approximately 5,802 sq.ft. including annexe

‘An exemplary Grade II listed period house benefitting from both the convenience of town amenities and the beautiful Cotswold countryside’

The Property

Stanthill House is a remarkable period house showcasing all the grandeur of a country home with the convenience of town amenities on the doorstep. Constructed of Bath limestone in c.1830 for Dr William Fry, the property is Grade II listed and has been extensively renovated by the current owners creating an exceptional family home which is of an immaculate, turnkey standard. The impressive interior retains much of its magnificent features including sash windows with panelled shutters, flagstone flooring, and a grand curved stone staircase. The accommodation boasts the delight of Georgian proportions accentuated with spectacular 12ft ceilings. The principal house extends in all to over 4,000 sq.ft. coupled with a large self-contained 2-bedroom annexe of around 1,744 sq.ft.

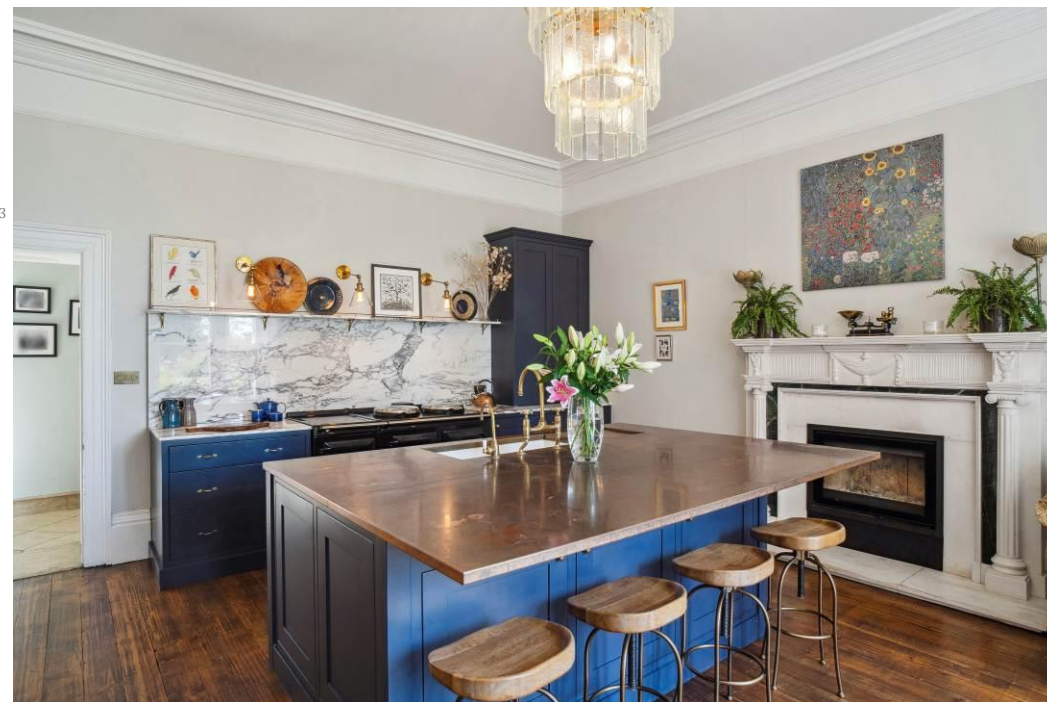
The accommodation is very much configured for everyday family life and hosting guests with four reception rooms. The hub of the home is an outstanding kitchen/family room which features a marble fireplace with wood-burning stove inset and a ceiling-to-floor bay window overlooking the sunny garden. The bespoke kitchen is from Jack Morris

finished with marble worktops around a large island unit, and is equipped with integrated appliances and an electric Aga. There is a separate Jack Morris fitted boot room for muddy boots and paws, and a laundry/utility room. On the first floor there are six generous bedrooms, two with en-suites, and a family bathroom.

The annexe is a fantastic addition set up perfectly for multi-generational living or for letting to generate income. There are two receptions, a kitchen, utility room, and two bedrooms with two bathrooms upstairs.

A lot of consideration and thoughtful design was put into the restoration to upgrade the everyday running of the house. Significant modern updates include the plumbing, wiring, new underflooring heating in the main rooms, and a pressurised water system.

The 160ft garden lies to the rear benefiting from a south-easterly aspect and a high degree of privacy. A large, gravelled terrace is an idyllic area to enjoy external dining and lounging. A good-sized lawn has planted borders, and well-established trees screen a further area beyond. The annexe has its own



private walled courtyard at the rear with an external store. There is off-street private parking in front of the house for several cars. Beneath the property there are spectacular, vaulted cellars providing ample storage including a wine cellar.

Situation

Stanthill House occupies an imposing position with the market town of Dursley. Dursley lies within the Stroud District of Gloucestershire surrounded by the Cotswold escarpment of glorious, wooded rolling hills. The property is easily accessible to this wonderful countryside with the historic Cotswold Way just a short walk away. This prime location has all the benefits of town living with supermarkets, a leisure centre, doctors surgery, cafes and restaurants all within close proximity. The town offers excellent sport facilities with a sports centre, football and tennis courts, bowls club, running club, and golf at Stinchcombe Hill. There is a choice of schools within the local area including Rednock secondary and Dursley C of E within the town, while there are bus services to Beaufort, Westonbirt and Marling. Cam & Dursley train station is a 7 minute drive away and Junctions 13 and 14 of the M5 are 15 minutes away for commuting to Bristol,

Gloucester and Cheltenham, and the M4 corridor.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a very small flying freehold in the annexe. The property is Listed, located in a conservation area and there are tree preservation orders within the grounds. Ultrafast Gigaclear broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Stroud District Council Tax Band G for the main house and E for the annexe.

Directions

From the town centre by the townhall, follow the A4135 towards Uley. The property is located directly ahead by the roundabout to Uley.

Postcode GL11 4PF

What3words: ///acute.direction.trading



Approximate Floor Area = 377 sq m / 4058 sq ft
 Annexe = 162 sq m / 1744 sq ft
 Store = 5 sq m / 54 sq ft
 Workshop = 15 sq m / 161 sq ft
 Total = 559 sq m / 6017 sq ft



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