



HORTS HOUSE · 22 WHITECOURT · ULEY · DURSLEY

MURRAYS
SALES & LETTINGS

HORTS HOUSE
22 WHITECOURT
ULEY
DURSLEY
GL11 5TG

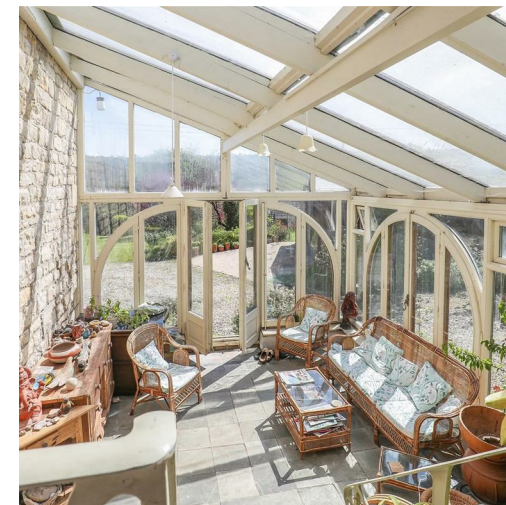
Located in the sought-after Cotswold village of Uley, this beautifully proportioned period home effortlessly combines charm and character, retaining many original features that reflect its heritage.

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £1,050,000

FEATURES

- Tucked away Central Village Location
- Off Street Parking and Double Garage
- No Onward Chain
- Beautifully Landscaped Gardens
- Fabulous Views
- Period Features
- Kitchen with Aga
- Wood Burner



DESCRIPTION

This handsome detached period home enjoys a tucked-away position in the heart of the village, boasting far-reaching views and an abundance of character. Features such as sash windows, window shutters, exposed stonework, and fireplaces add a real charm.

Thoughtfully extended by the current owners, the property offers flexible family living, blending period elegance with light-filled contemporary spaces. Highlights include a sympathetic conservatory/garden room and a useful study area.

Arranged over four floors, the accommodation is both spacious and versatile. The main entrance is at street level, while a lower-ground entrance leads into a welcoming reception hall, kitchen/breakfast room, fitted with 'Parlour Farm' kitchen, Aga, and an impressive walk-in cellar useful for wine and as a pantry.

Adjoining the kitchen is a delightful family room with a tiled floor and central wood-burner. A few steps up lead to the stunning conservatory/garden room, perfectly positioned to enjoy views of the garden and surrounding countryside. The principal reception rooms are located on the main entrance level and include a generous drawing room, dining room, utility area, and cloakroom.

On the first floor, the impressive principal bedroom benefits from an en-suite dressing room with bathroom and Juliet balcony, while the dual-aspect guest room has a vanity area with shower, W.C and basin. A landing room currently used for linen storage and sewing, could

easily serve as a nursery or study. The top floor provides two further bedrooms and a family bathroom, completing this beautifully arranged home.

Expansive, beautifully landscaped gardens stretch out in sweeping lawns, framed by an elegant collection of mature trees and ornamental shrubs. Beyond, breathtaking views unfold across the rolling countryside, creating a truly enchanting and serene setting. Gated off street parking offers space for several vehicles and access to the double garage on the roof of which you will find five solar panels.





DIRECTIONS

The property is most easily found by leaving our Stroud Office in the direction of Selsley. At the roundabout by Sainsburys, turn left up Selsley Hill and follow the B4066 in the direction of Uley. As you descend the hill into the village, continue along through, passing the shop on the right hand side. After a few short, sharp bends in the road, turn right in to Fop Street. As you see The Chapel on right, turn right and follow the track immediately behind where the entrance to Horts House (22) can be found after a short distance on the left hand side.

LOCATION

The popular village of Uley is situated within a lovely part of the Cotswolds almost mid-way between Cheltenham and Bristol. The village offers many fine old buildings and is serviced with a church, primary school, doctors' surgery, community shop/post office, public house and popular arts centre/cafe hosting a range of workshops and activities.

The village is approximately 2 hours from London by road and within easy reach of the M5 motorway for commuting to Bristol or the Midlands. The location offers easy access to a range of secondary schools in both the state and private sectors and is on the bus routes for the grammar schools in Stroud. The nearest main supermarkets are located in nearby Dursley together with everyday facilities including a library, leisure centre and a range of independent retailers including a local butcher.

For more extensive facilities Stroud, Nailsworth and Tetbury are easily accessible by road where there are a greater range of supermarkets including a Waitrose supermarket and trains to London Paddington scheduled with 95 minutes (from Stroud).

A major part of the attraction of Uley is the truly special countryside, a fabulous source of country walks on the Cotswold Way, bridal paths/hacks and challenging golf courses. Nearby annual events include Badminton and Gatcombe Horse trials.

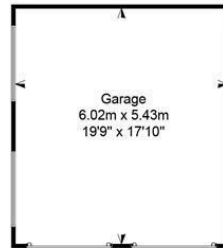


22 Whitecourt, Uley, Dursley, Gloucestershire

Approximate IPMS2 Floor Area

House	257 sq metres / 2767 sq feet
Cellar	15 sq metres / 161 sq feet
Garage	33 sq metres / 355 sq feet

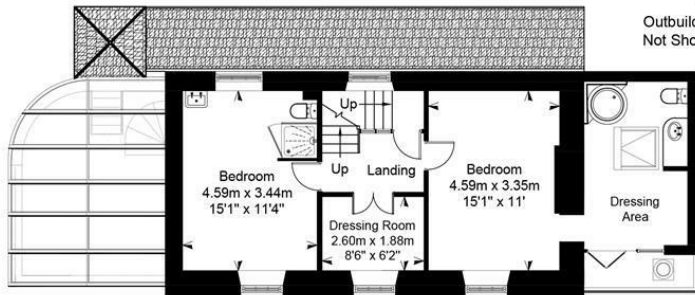
Total	305 sq metres / 3283 sq feet
(Includes Limited Use Area)	19 sq metres / 204 sq feet



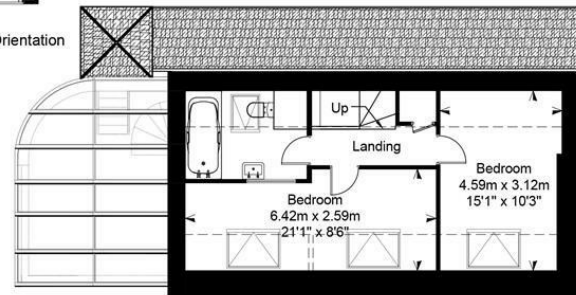
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Job No SP4048

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

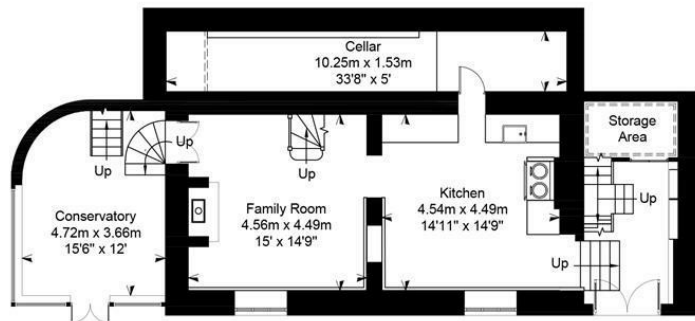


First Floor

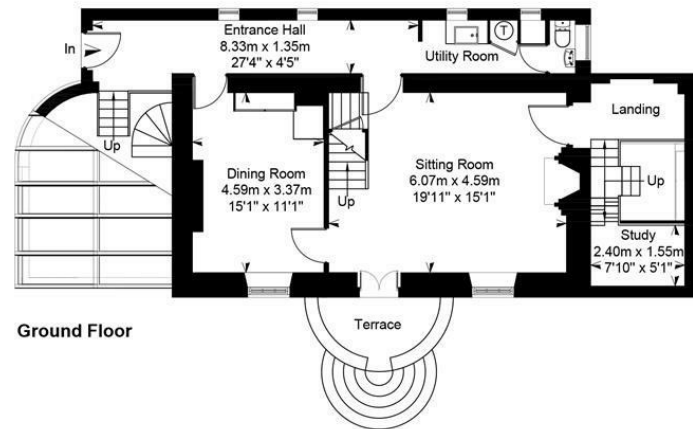


Second Floor

[] = Limited Use Area



Lower Ground Floor



Ground Floor

MURRAYS

SALES & LETTINGS

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Painswick GL6 6XH

Minchinhampton

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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

D

SERVICES

Gas central heating, mains electricity, drainage and water. Stroud District Council Tax Band F £3,488.38 2026/27. Ofcom checker - Broadband: Standard 16Mbps, Ultrafast 1000Mbps. Mobile coverage - EE and Three variable indoor and outdoor.

SUBJECT TO CONTRACT

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