

HILL HOUSE SELSLEY EAST



WHITAKER
SEAGER



HILL HOUSE, SELSLEY EAST, STROUD, GL5 5LL

A HANDSOME DETACHED COTSWOLD STONE HOME WITH PERIOD OUTBUILDINGS, SET ON SELSLEY COMMON WITH STUNNING VALLEY VIEWS TOWARDS RODBOROUGH COMMON.

The property

Lying in a prominent elevated position on Selsley Common, this attractive period home enjoys breath-taking views across the valley towards Rodborough. Combining timeless character with a stylish, contemporary presentation, the house offers both charm and comfort.

This detached residence provides traditional accommodation with high ceilings, complemented by modern amenities. Elegant sash windows—some with shutters—pair beautifully with wooden and tiled floors, while two wood burners in the formal reception rooms create a warm and welcoming atmosphere, all while framing the valley views.

Although the formal porch provides the main entrance, everyday access is through a bespoke vaulted conservatory. The two front reception rooms enjoy an open aspect, with the sitting room

connecting directly to the conservatory and hallway. From here, there is access to a shower and utility area and a superbly fitted kitchen and breakfast room, complete with an Everhot oven. This space flows into the dining room, which opens directly onto the courtyard, making it perfect for everyday family living as well as entertaining.

Upstairs, the two principal bedrooms sit at the front of the house, each with a fireplace and wonderful views; one also benefits from a walk-in study or wardrobe. To the rear, two further bedrooms are served by a family bathroom.

The property is served by gas central heating (the boiler was fitted in 2023) and two wood burners, with drainage via a septic tank. Ultrafast broadband is available, and mobile coverage is good outdoors though variable indoors. Private parking is provided by an open garage, and there is the added benefit of pedestrian access directly onto the Common.





Price guide £765,000

- *Three Reception Rooms*
- *Kitchen/Breakfast Room*
- *Four Bedrooms*
- *Bathroom & Shower Room*
- *Period Workshop/Studio*
- *Detached Barn*
- *Carport with parking*
- *Gardens*
- *Direct access onto the Common*

WITHIN EASY REACH...

Stroud 2.4 miles

Nailsworth 3.4 miles

Cirencester 14 miles

Gloucester 17.8 miles

Tetbury 12.5 miles

Outside

Set directly off the Common Road, the property enjoys an elevated position behind a Cotswold stone wall, with two sets of steps—one leading to the front porch and the other to the conservatory. The front features two small lawns with shrubs and flowers, while above the garage a terrace offers far-reaching views. To the side and rear, lawned and sunken terraces provide excellent entertaining spaces, with a courtyard accessed from the kitchen/breakfast room. Gated pedestrian access leads onto the Common, where a period Cotswold stone workshop/studio and detached barn offer substantial scope for development (subject to planning permission). Septic Tank is found in the far corner of the front garden.

Situation

Selsley Common, a 97-acre Site of Special Scientific Interest high above Stroud, is one of the Cotswolds' most breath-taking open spaces, with sweeping views across the Severn Vale. Perfect for walks, kite flying, and outdoor pursuits, it combines glorious countryside with excellent connections. The Cotswold Way is within striking distance, offering 102 miles of stunning walking routes through rolling hills and picturesque villages. Stroud town centre is close by with its award-winning farmers' market, supermarkets, cafés, pubs, and train station with direct links to London Paddington. Selsley itself is home to the much-loved Bell public house. Families benefit from excellent schools, including two grammar schools and a leading independent, while local clubs, walking, and cycling trails add to the vibrant community life.



Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft
 Garage = 29.0 sq m / 312 sq ft
 Workshop = 19.2 sq m / 207 sq ft
 Outbuilding = 51.9 sq m / 559 sq ft
 Total = 274.7 sq m / 2957 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242670)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 5LL

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

