



PERRY TREES

Blanchworth, Stinchcombe, Dursley, Gloucestershire



AN EXCEPTIONAL COUNTRY HOME WITH A SEPARATE BARN CONVERSION ANNEXE, LANDSCAPED GARDENS AND FAR-REACHING VIEWS, SET WITHIN A PEACEFUL RURAL HAMLET ON THE EDGE OF THE COTSWOLDS.

Main house: Reception hall/dining room, kitchen, utility/cloakroom, snug, study, sitting/family room, boot room, six bedrooms, three bathrooms, a wet room and excellent storage throughout.

Annexe: Detached property with open-plan kitchen, dining and living space, two bedrooms, a wet room and shower room.

Outside: Landscaped gardens with herbaceous borders, several patios, mature fruit trees, workshop, former smithy with wood-burning stove, garden sheds, double open garage with solar panels and battery storage, extensive parking and enclosed grounds.

Directions: What 3 Words: [///magnitude.frizz.leads](#) | Postcode: GL11 6BB

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Tenure: Freehold

Services: Electricity: Mains supply | Water: Mains supply | Heating: Oil/Solar energy/Air source heat pump | Drainage: Private sewerage plant

Security: Monitored burglar alarm/CCTV/Outside lighting

Local authority: Stroud District Council

Council Tax Band: G

EPC: C

Guide Price: £1,400,000

SITUATION

Perry Trees occupies a delightful position within the rural hamlet of Blanchworth, close to the sought-after villages of North Nibley and Stinchcombe. Local amenities include the popular Black Horse public house, a highly regarded primary school, village hall, sports facilities and a strong sense of community. Surrounded by rolling Gloucestershire countryside, the area offers excellent walking, riding and outdoor pursuits, with the nearby Cotswold Way providing spectacular views across the Severn Vale towards Wales.

The market towns of Dursley, Wotton-under-Edge and Tetbury provide an excellent range of independent shops, cafés, restaurants and everyday amenities. The area is particularly well regarded for schooling, with highly respected state and independent schools including Katharine Lady Berkeley’s School, Rednock School, Wycliffe College, Stroud High School, Marling School and Beaudesert Park.

Communications are excellent, with Junction 14 of the M5 providing convenient access to Bristol, Bath, Cheltenham and Gloucester, while rail services from nearby Cam & Dursley, Stonehouse and Stroud offer direct links to Bristol and London Paddington. Leisure opportunities are plentiful, with golf at Stinchcombe Hill, Painswick Golf Club and The Cotswold Edge Golf Club, horse racing at Cheltenham, rugby at Gloucester, Berkeley Castle and the Wildfowl & Wetlands Trust at Slimbridge all nearby, making this an exceptional location from which to enjoy the best of country living.

Distances:
Wotton-under-Edge 4.3 miles | Dursley 4.5 miles | Cam station 6 miles | M5 (J14) 7 miles | Tetbury 14 miles | Gloucester 17 miles | Bristol 21 miles | Kemble station 21 miles (London Paddington 80 minutes). (All distances are approximate).



PROPERTY

Perry Trees is a beautifully presented country home occupying an idyllic position within the rural hamlet of Blanchworth, surrounded by rolling countryside and enjoying far-reaching views across the Gloucestershire landscape. In recent years, the property has been sensitively improved and upgraded, enhancing its functionality while preserving its inherent character and charm.

Comprising a principal residence, a detached barn conversion annexe and a collection of practical outbuildings, the property offers exceptional flexibility for family living, guest accommodation or multi-generational occupancy.

The principal house is rich in character, with exposed beams, natural stonework and a wealth of period features celebrating its heritage, while thoughtful modern enhancements ensure comfort and practicality throughout. A welcoming reception hall, currently used as a dining room, forms the heart of the home and provides an excellent space for entertaining. The adjoining snug with a wood-burning stove offers a cosy retreat during the cooler months. A further reception room provides versatility as a study, music room, family room or playroom.

The kitchen and utility areas have been thoughtfully designed to complement the character of the property, combining contemporary convenience with a timeless country aesthetic. The ground-floor accommodation feels warm and welcoming, with many rooms enjoying attractive views across the gardens and surrounding landscape.

On the first floor, the principal bedroom benefits from a dressing room and bathroom and is complemented by two further bedrooms and a shower room providing well-balanced family accommodation.



The eclectic contemporary extension, with wide corridors and doors, offers an elegant sitting/family room, kitchen, boot room, boiler room, ground floor wet room, guest suite/shower room and two additional bedrooms with potential for self-contained accommodation.

A particular feature of this desirable property is the annexe; a detached single storey barn conversion, opposite the main house. Sympathetically constructed and full of charm; it offers impressive proportions while incorporating stylish design and finishes. The open-plan kitchen, dining and living space is flooded with natural light and provides adaptable ancillary accommodation for visiting family and friends, independent living or home working.

Together, the principal house and barn conversion annexe create a highly versatile country property, combining period character, modern comfort and an exceptional rural setting.





GARDENS & GROUNDS

The gardens and grounds are a particular feature of Perry Trees, beautifully complementing the house. Carefully landscaped and thoughtfully planted, they create a quintessential English country garden, with colourful herbaceous borders, fragrant roses and mature fruit trees providing year-round interest.

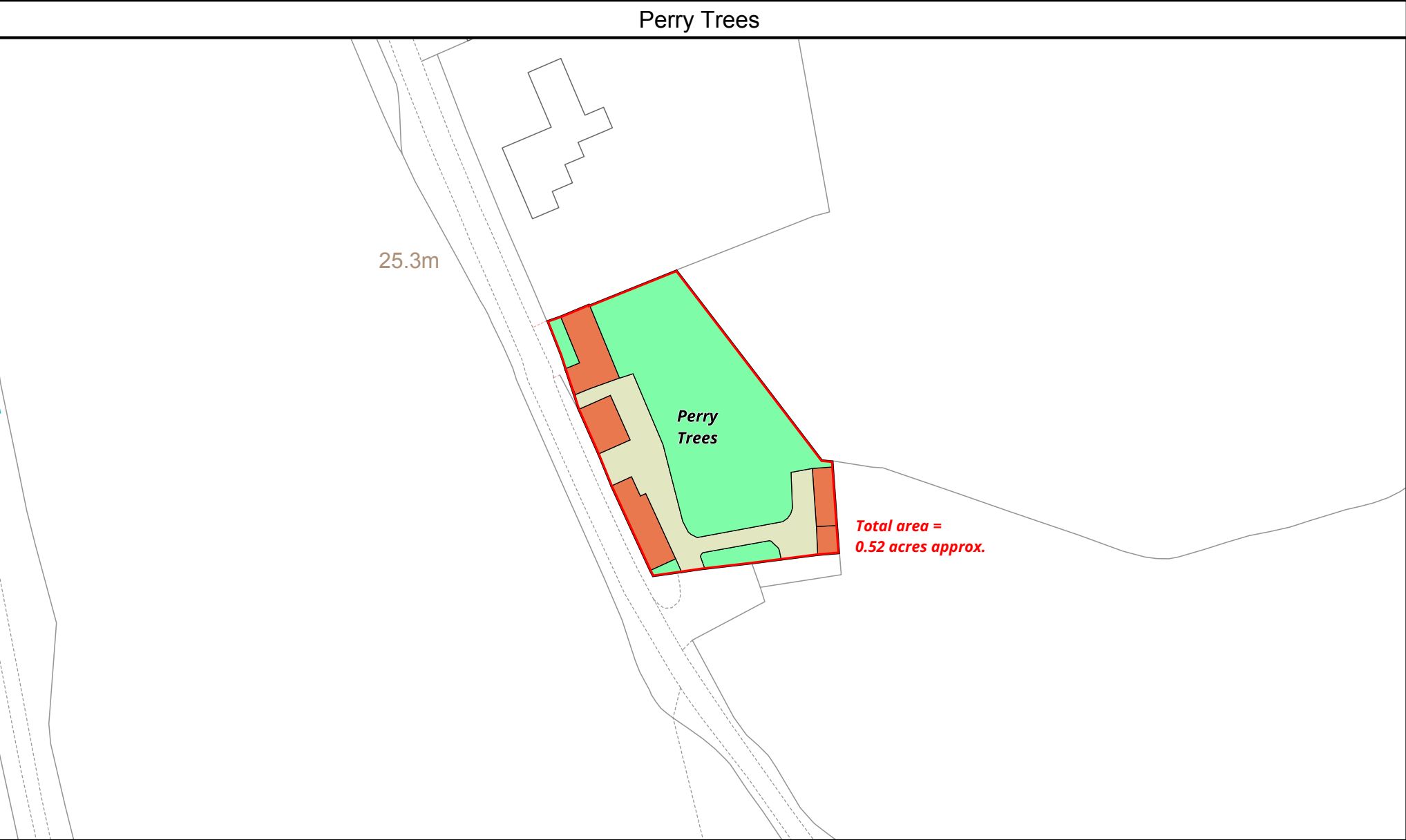
Extending around the property, the gardens offer a series of attractive spaces from which to enjoy the surrounding countryside and far-reaching views. Well-positioned terraces and seating areas provide ideal settings for al fresco dining, entertaining or simply relaxing amidst the tranquillity of the landscape, while the mature planting attracts an abundance of birds and wildlife.

Beyond the formal gardens, the property benefits from a number of useful outbuildings, including a workshop, garden sheds and a charming former Old Smithy, now transformed into a characterful retreat, complete with a wood-burning stove. A double open garage provides additional storage and parking and is complemented by solar panels and battery storage, enhancing both the practicality and energy efficiency of the property.

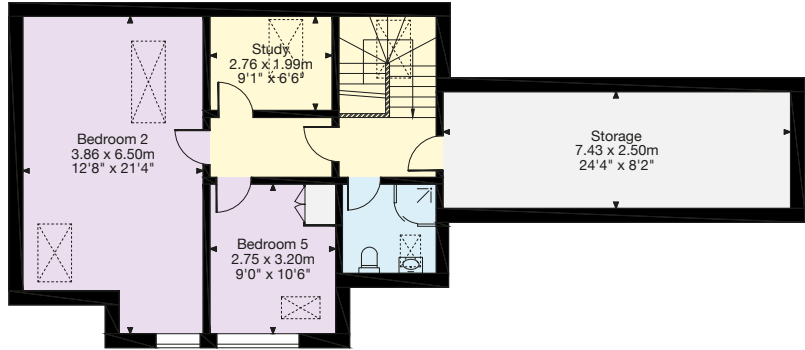
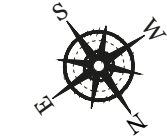
Enclosed and private, the grounds provide a peaceful setting that reflects the property’s idyllic rural location, offering an appealing balance of beauty, functionality and seclusion.



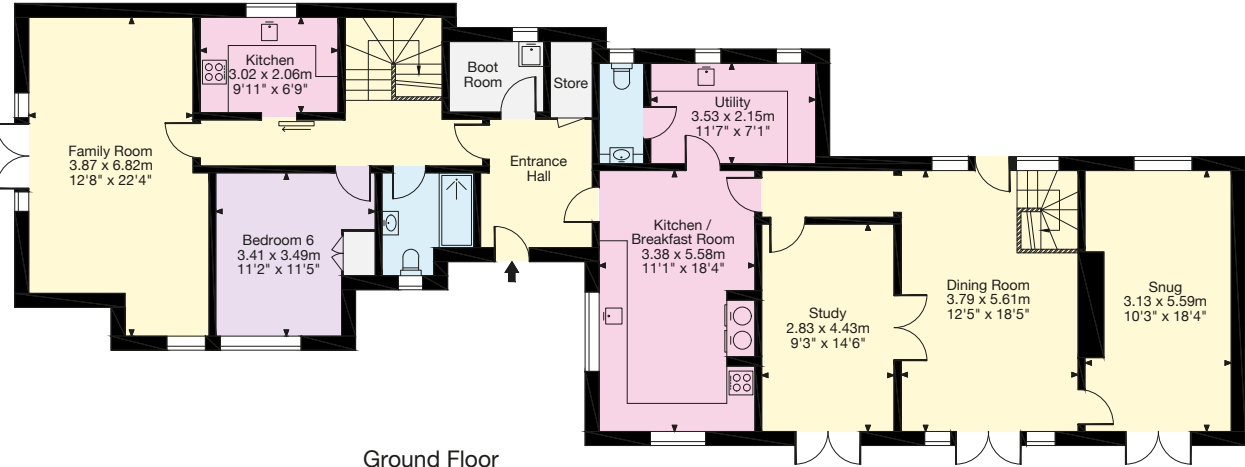




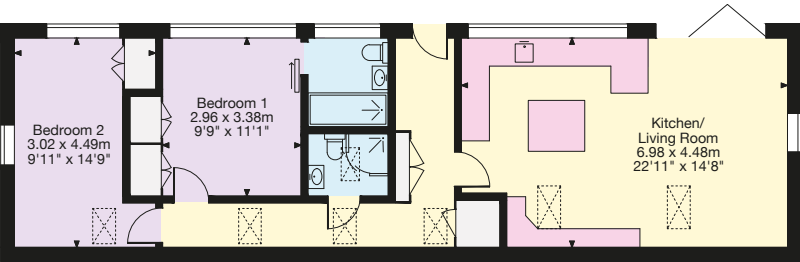
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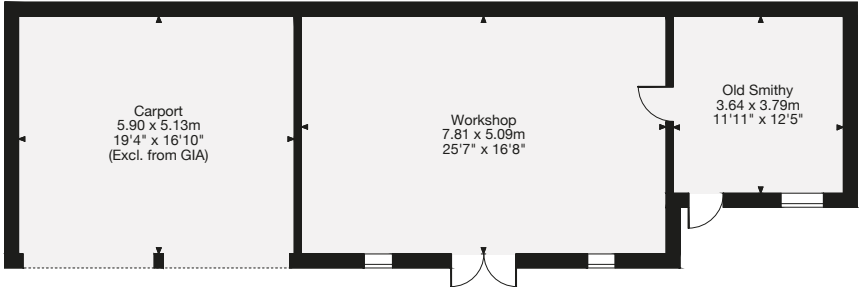
First Floor
Extension



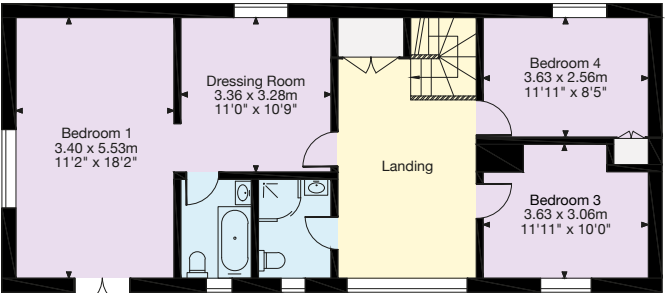
Ground Floor
Extension



Barn Conversion
Annexe



Outbuildings



First Floor
Main House

Main House = 303 sq m / 3,255 sq ft
Annexe = 74 sq m / 798 sq ft
Outbuilding = 54 sq m / 582 sq ft
Total Area = 431 sq m / 4,635 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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