

HILLSIDE HOUSE
PITCHCOMBE · STROUD





HILLSIDE HOUSE · PITCHCOMBE STROUD GL6 6LN

BEDROOMS: 6
BATHROOMS: 4
RECEPTION ROOMS: 3

GUIDE PRICE £1,350,000

- Historic Home (not Listed)
- Sensational Views
- Idyllic Village Location
- Parking
- Renovated and Refurbished to a High Standard
- Rich in Period Features
- Large Open-plan Kitchen
- Pretty Garden
- Excellent Schools Nearby

Hillside House offers a distinctive Cotswold home rich in historic character and period features. The property has been thoughtfully adapted for modern living to create beautifully balanced spaces that work equally well for relaxed family life as for entertaining, along with magnificent far-reaching views.

Description

Hillside House offers the perfect combination of period charm alongside modern-day functionality.

The home opens to an exquisite Arts and Crafts hall. Rich terracotta-painted walls, framed by decorative timber detailing, add depth and architectural interest, creating a space that is both welcoming and quietly impressive.

As is often the case with country houses, the kitchen is very much the heart of the home. Original flagstone flooring provides character and practicality, and aged beams originating from a ship create a wonderful sense of history. A modern fitted kitchen provides plentiful, discreet storage, and complements an original walk-in pantry. There is ample room for a large dining table, perfect for informal entertaining.

The kitchen leads open-plan to a further dining/back kitchen area, creating useful additional space, together with a separate, good-sized utility for hiding laundry and muddy boots.

Dating back to 1790, the sitting room occupies the oldest part of the house, rich in character, with exposed, aged beams and an impressive inglenook fireplace with built-in seating and an original bread oven. Large windows draw in natural light and frame the stunning, far-reaching views.

A good-sized dining room is ideal for more formal hosting or large family gatherings with a beautiful wood-burning stove and boarded floors.

A shower room and understairs storage complete the ground floor.

Six bedrooms are located across the upper two floors, one of which is currently used as

a family room. All of the bedrooms benefit from plentiful, discreet storage, and the front-facing rooms enjoy exceptional, panoramic views across the valley.

Two modern bathrooms are located on the first floor, one of which is ideally positioned to be reconfigured into an en-suite for the principal bedroom. A further up-to-date shower room services the two top-floor bedrooms.

The Garden & Outbuildings

Steeped in historical interest, the chapel steps leading up to the house once belonged to an abbey located to the rear. Architectural remnants remain in the property's gardens today.

According to records, Hillside House was also the UK's first recorded vegetarian guest house, run by nuns who charged two guineas per week for 'relaxation and countryside air'.

Due to the house's elevated location, the garden benefits from sensational views. The original abbey lychgate creates a charming entrance from the lane to the garden with a footpath leading to the house.

A choice of seating, including a patio and decking area, provides idyllic spots for a morning coffee or sundowner drinks, whilst soaking up the views.

Fruit trees and a kitchen garden are set to the rear of the house, perfect for those who wish to create a taste of the 'good life.'

A potting shed provides useful storage, and a covered wood shed stores winter logs and doubles as a summer-time bar area.

Opposite Hillside House, a newly landscaped and gravel parking area for several cars has planning approval for a double garage.



Location

Hillside House offers English country living at its finest. Located in an elevated position in the heart of the Cotswold village of Pitchcombe, the home benefits from spectacular far-reaching views over the surrounding countryside.

Pitchcombe has a welcoming community and hosts numerous local events, including an annual fete.

Nearby Painswick is within a five minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination. Painswick Beacon also hosts a popular golf course and the Rococo Gardens are well worth a visit.

Stroud is less than ten minutes drive away and is well-known as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times. Stroud has several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an award-winning Saturday Farmers Market.

Cheltenham is also within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought - after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, Hillside House is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Directions

From our Painswick office, follow the A46 in the direction of Stroud. On reaching the junction to Gloucester and Cheltenham take the steep right hand turn signposted to Pitchcombe. Continue up the hill, turning right into the village. Hillside House is located on the left hand side just before the lane starts to descend. Gravel parking is available opposite the house.





MURRAYS

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41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

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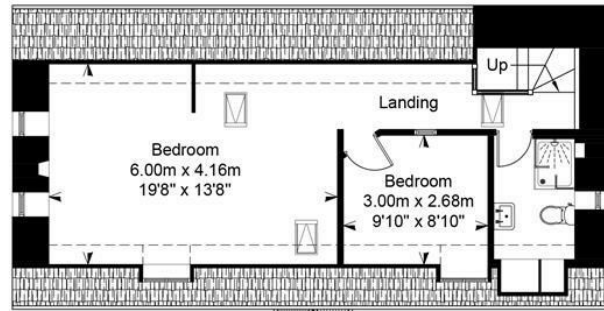
SERVICES

All mains' services are connected to the property. Gas CH. Stroud District Council tax band F. £3,469.93 (26/27). OFCOM checker broadband; standard 18Mbps, ultrafast 1000Mbps. Mobile; o2, EE, Three and Vodafone all good and variable.

For more information or to book a viewing
please call our Painswick office on 01452
814655

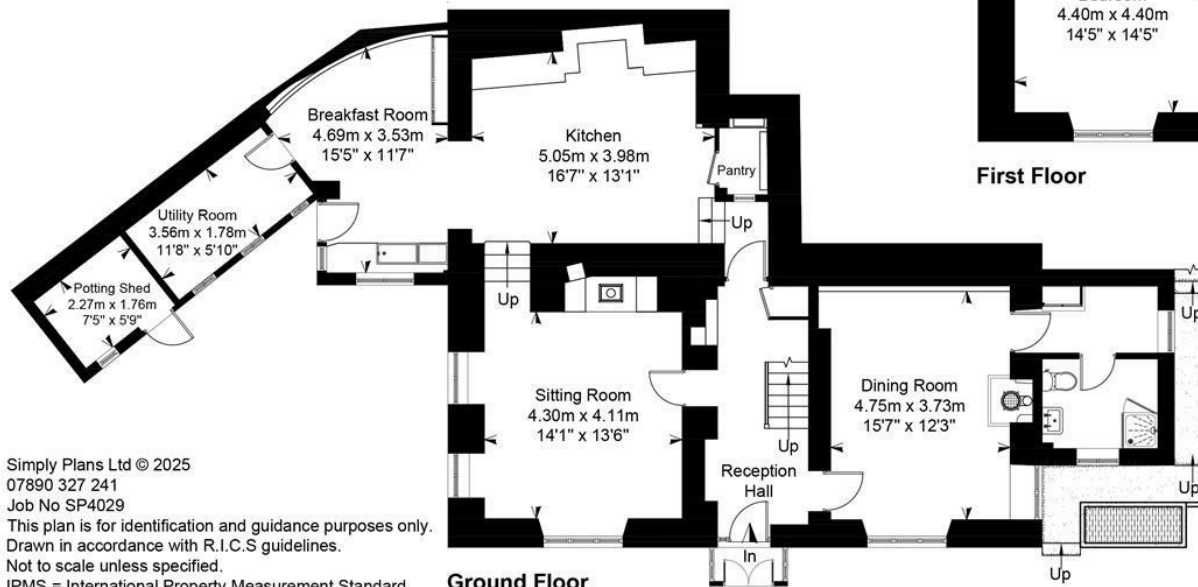
Hillside House, Pitchcombe, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Potting Shed	287 sq metres / 3089 sq feet
WC	4 sq metres / 43 sq feet
	1 sq metres / 11 sq feet
Total	292 sq metres / 3143 sq feet
(Includes Limited Use Area)	11 sq metres / 118 sq feet

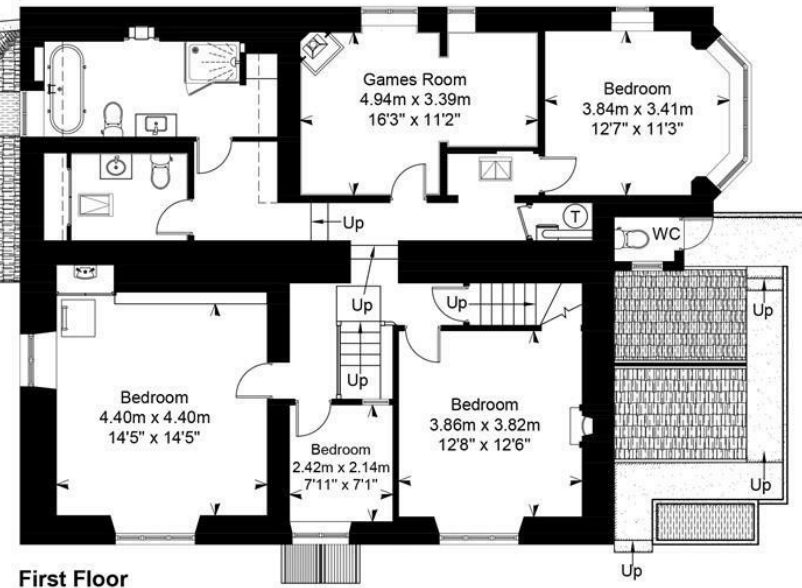


Second Floor

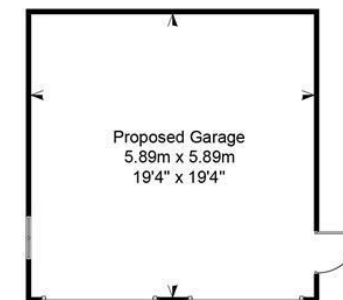
--- = Limited Use Area



Ground Floor



First Floor



Garage drawn from proposed drawings, not to scale
Not shown in actual location or orientation

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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

SUBJECT TO CONTRACT

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