



# OLD HOUSE

Slad, Stroud, Gloucestershire



## OLD HOUSE SLAD

Beautiful characterful four/five bedroom Cotswold village home with an annexe, double garage, barn and extensive parking with beautiful views across the Slad Valley.

   EPC  
4-5    2-4    2-3    F

Local Authority: Stroud District Council    Council Tax band: E    Tenure: Freehold

Services: Mains electricity and water. Oil-fired central heating. Two septic systems:

One serving the main house shared with the next-door neighbour and one serving the annexe and barn.

Distances: Stroud 3.2 miles (main line station to London) | Painswick 3.4 miles | Minchinhampton 6.5 miles | Tetbury 12.1 miles

Cheltenham 13.3 miles | Cirencester 16.6 miles. (All distances are approximate)

Guide Price: £1,250,000



## THE PROPERTY

The Old House is a beautifully presented attached Grade II listed Cotswold stone property, dating back to 1646, situated in the heart of the village of Slad on a peaceful no-through lane, offering views across and down the valley.

The main house is exceptionally well-appointed, full of character and charm, with period features that create a wonderful ambience and beautiful views. The accommodation benefits from generous proportions and excellent ceiling heights, as well as all the practicalities you would wish for.

Below the main house and garden sits a charming two-storey annexe with a kitchen, sitting room with a wood burner, and a shower room. There is also a large double garage with electric doors and an EV circuit board.



## THE PROPERTY

The kitchen, part of the original house, was extended to create an impressive, vaulted orangery dining area that leads out to a pretty terrace with stunning views over the Slad Valley. The kitchen features a classic Cotswold design, complete with painted built-in units, stone work surfaces, extensive storage, a built-in coffee/drinks cupboard, a pantry, two ovens, a hob, an integrated double fridge, and a dishwasher. A large walnut dining table is built into the space, creating an excellent area for relaxation and entertaining.

The large main reception area features a flagstone floor, a large inglenook fireplace, beamed ceilings, and a built-in wood burner, along with access to the kitchen and stairs. It also enjoys views over the valley and has access to a large Terrace. There is also a large utility room with a downstairs WC.

Upstairs are four good-sized bedrooms, all with excellent built in storage. The principal bedroom has original elm floorboards. All bedrooms enjoy far-reaching views over the valley. The vaulted family bathroom is a particularly striking room, with a freestanding bath and separate shower room. On the top floor is a charming loft room, ideal for an extra guest bedroom (bedroom 5), a home office, or a studio space.





## GARDENS AND GROUNDS

The property sits across two titles.

Title one comprises the main house, a picturesque walled garden, two elevated stone terraces, one of which is accessible from the reception rooms, a garden shed, and parking.

Title two includes a two-storey annexe, double garage, greenhouse, and an attractive pond with a water feature. The large barn, which is currently used as a gym/art studio, has water, electricity, WC, and a shower, stands at the bottom of this plot. Two substantial wooden gates open to extensive parking areas, one located by the annexe and garage, and the other by the barn. There is also a large lawned area with long-reaching valley views.

## SITUATION

Slad is ideally located for walking, with excellent routes along the Cotswold Way, including to the nearby pretty villages of Painswick and Sheepscombe, and quick access to the centre of Stroud, both with popular pubs. It is a short walk to the local pub, The Woolpack. Slad is a wonderful village with a very strong community. It is also famous for the author Laurie Lee and his novel Cider with Rosie, which depicts his childhood in the village.

There is an excellent selection of independent schools in the local area, including the highly regarded Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College, Westonbirt, Marling and Pate's Grammar schools, to name a few.

There are excellent road and rail links. Scenic routes provide access to Cheltenham and Gloucester. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible. Central London, via the M4, is approximately 100 miles away. Stroud Station is 2.2 miles away, and Kemble Train Station is about 10 miles away. Bristol International Airport is about 38 miles away. Minchinhampton Golf Club is 3 miles away and has three courses. Polo at Cirencester and The Beaufort Polo Club. Racing at Cheltenham, Chepstow and Bath. Premiership Rugby at Gloucester and Bath.

Minchinhampton, Nailsworth, and Tetbury offer a wide selection of unique shops, services, and restaurants, including delicatessens, florists, craft shops, and supermarkets. More extensive shopping and recreational facilities can be found in Stroud (Waitrose and a local, famous farmers' market on Saturdays), Cirencester (Waitrose), and Cheltenham.



# The Old House

Approximate Gross Internal Area = 229.6 sq m / 2471 sq ft  
 Outbuildings = 149.5 sq m / 1609 sq ft  
 Total = 379.1 sq m / 4080 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1222523)

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. (ID767266)



Georgina Mason  
 01285 659771  
 georgina.mason@knightfrank.com  
 Knight Frank Cirencester  
 One Market Place  
 GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

