



# 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.



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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 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.

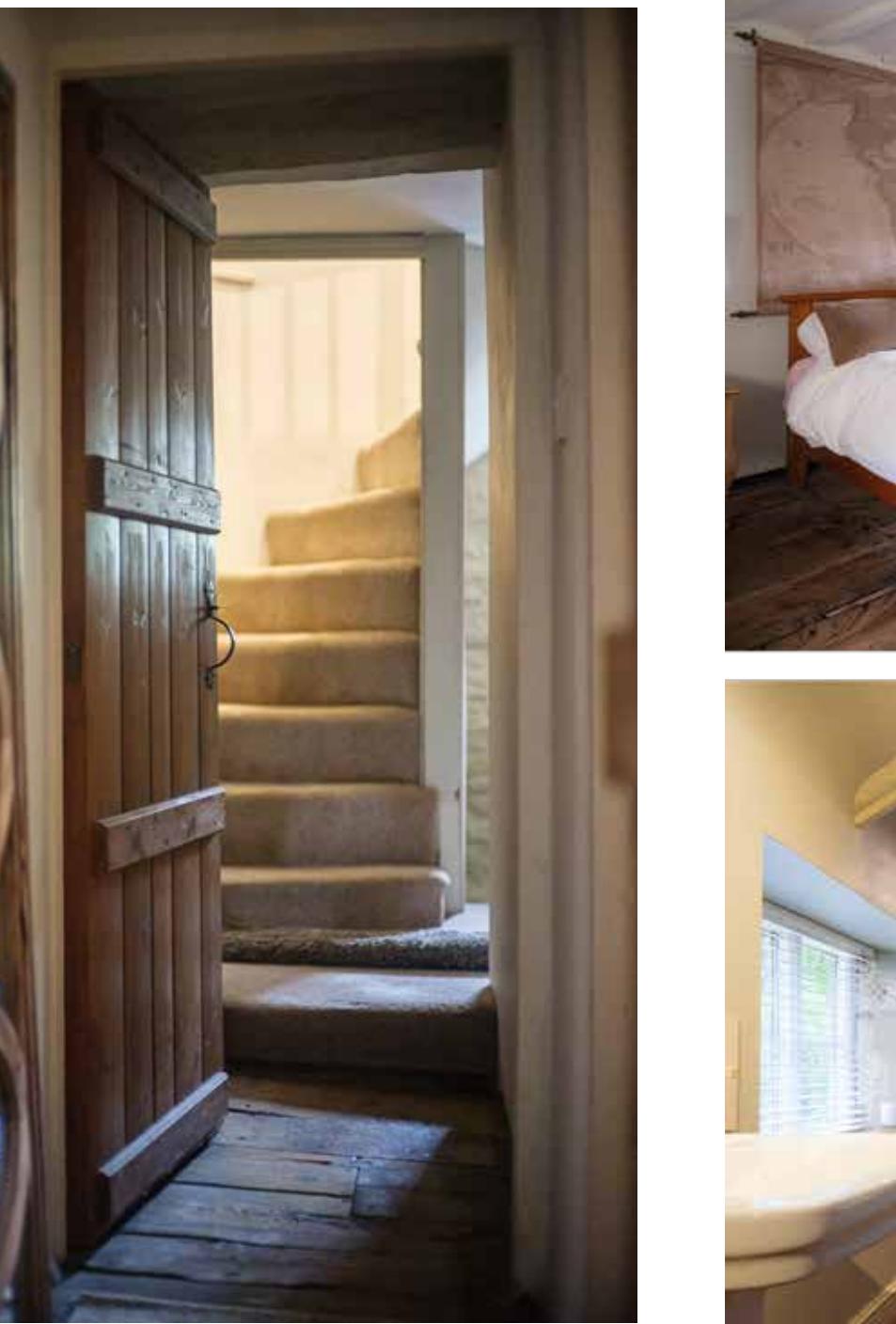


## THE PROPERTY

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.

## STUATION

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 her novel Cider with Rosie, which depicts her 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)



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