



## BENCOMBE HOUSE

Uley, Gloucestershire



A BEAUTIFUL GRADE II\* LISTED COTSWOLD  
COUNTRY HOUSE WITH CLASSICAL GEORGIAN  
ARCHITECTURE, PRIVATE GROUNDS, ALL WITH  
FAR-REACHING VIEWS.

Distances: Uley 1 mile | Tetbury 7 miles | M5 (J13) 9 miles | Kemble station 16 miles (London Paddington from 75 minutes)  
M4 (J17) 18 miles | Bristol 22 miles | Cheltenham 23 miles | Bath 25 miles | Central London 111 miles.  
(All distances and times are approximate)

Tenure: Freehold on completion

Services: Mains electricity, water and drainage. Broadband- Gigaclear is available. Oil-fired heating.

Local authority: Stroud District Council

Council Tax Band: Bencombe House H

EPC: Bencombe House band F. The Coach House band E

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP. Tel 01285 659 771

Directions: Post Code: GL11 5BT

PLEASE approach by What3Words: ///wobbling.slows.phantom

**Guide price £4,450,000**

## SITUATION

The unspoilt village of Uley lies below Bencombe House in a picturesque, hidden valley. The village has the well-known Uley Brewery, a pub, a busy post office/general store, and a large church. The historic market towns of Wotton-Under-Edge and Dursley are a few miles away, all within the Cotswold Hills Area of Outstanding Natural Beauty (AONB).

The property has excellent communications with links to both the M4 (J17 and J18) and the M5 (J13 and J14), providing access to London, Bath, Bristol (International Airport), Cheltenham and the Midlands.

Nearby Wotton-under-Edge, Tetbury and Dursley have a range of excellent shops and services for everyday needs, including supermarkets and sports centres. In the locality, there are many renowned pubs and restaurants, including Calcot Manor with its first-class spa.

Education in the area is exceptional, including Beaudesert Park, Cheltenham College, Cheltenham Ladies' College, Wycliffe College, Westonbirt School, Katharine Lady Berkeley and many other schools and colleges throughout the region.

Sporting opportunities are extensive, including golf at Cotswold Edge Golf Course, Westonbirt, and Minchinhampton, racing at Cheltenham and Bath, polo at Cirencester and Beaufort, motor racing at Castle Combe and Premier Rugby at Gloucester and Bath.

There is also a network of footpaths and bridleways providing excellent walking and riding. Hunting with the Berkeley and nearby Duke of Beaufort's Hunt, as well as many equestrian events, including nearby Badminton Horse Trials and Beaufort Polo Club.





## BENCOMBE HOUSE

Believed to have been built by one of the region's clothiers in the early 18th Century, the latest changes were additions in 1926. The property is beautifully maintained as a retreat and today, retains a wealth of period charm. Behind the creepers that drape the house is dressed limestone, moulded cornice and parapets all under the Cotswold stone slate hipped roof.

The main entrance is up a flight of stone steps, through the Ionic portico and into a charming entrance hall that fits around the main staircase with its swept handrails and twisted balustrades.

The central hall links the panelled dining room, down steps to the drawing room and sitting room on one side and kitchen, breakfast rooms and study on the other. There are doors and French windows that lead out to the terrace and paths into the private grounds.

The property is beautifully presented, with secondary accommodation, a studio, an indoor swimming complex and stunning grounds, perfect for entertaining and family living.











## THE COACH HOUSE

The former stables and pigeon loft (Grade II listed) is a short walk from the main house and overlooks the orchard, a quieter corner of the parkland, as well as the rill that leads to the walled garden. This historic building was sympathetically converted and now briefly comprises a dance studio, mezzanine office, indoor swimming pool, sauna and changing room, as well as a two bedroom guest cottage.



## GARDEN AND GROUNDS

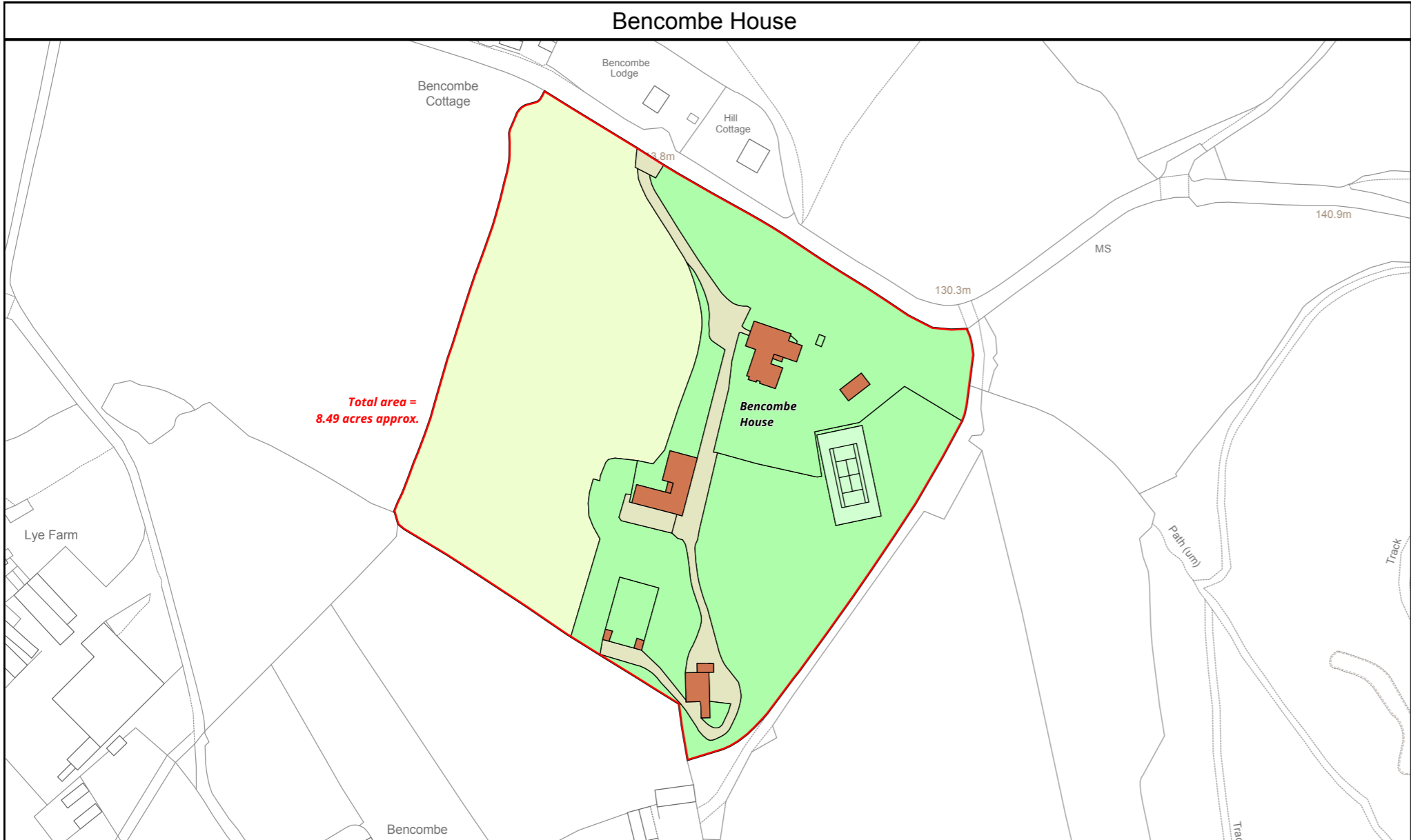
The local area is a classical Cotswold escarpment, with ancient, wooded valleys flanking Bencombe House and views down to the ancient hill fort of Uley Bury. Within the grounds are fine lawns, formal gardens, a kitchen garden, a greenhouse and some magnificent mature trees. There is a hard tennis court, a walled garden, a swimming pool, garages and stables/storage rooms, too.

In all, about 8.49 acres

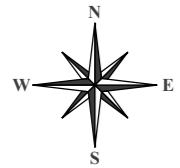








Land Development Services Ltd  
 Plan Preparation  
 Unit 15, Glenmore Business Park  
 Telford Road  
 Salisbury SP2 7GL  
 (e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



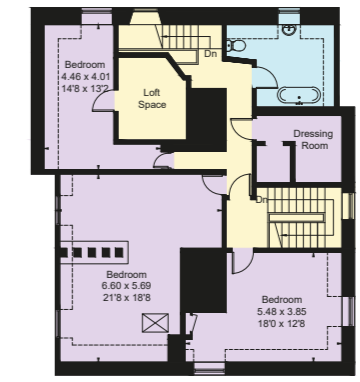
Date: 08.05.26 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref: 21374

Title  
**Bencombe House**

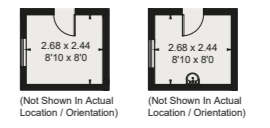
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786



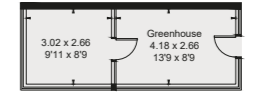
First Floor



Second Floor



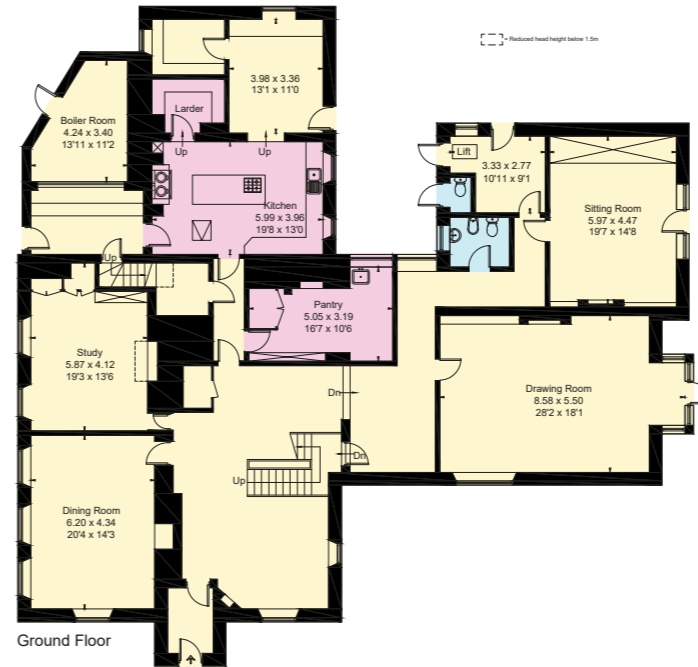
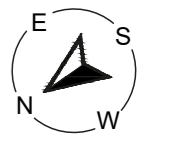
(Not Shown In Actual Location / Orientation)



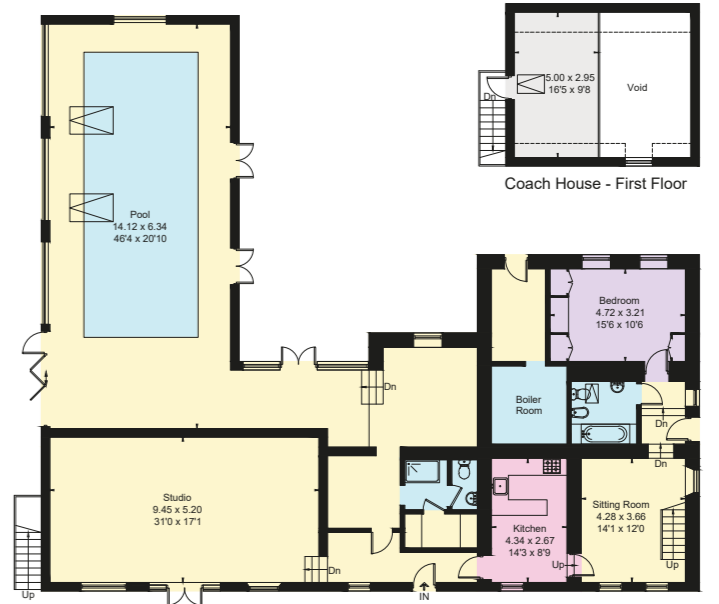
(Not Shown In Actual Location / Orientation)



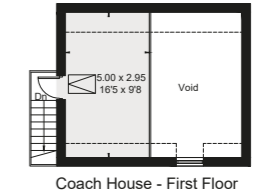
(Not Shown In Actual Location / Orientation)



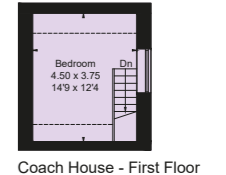
Ground Floor



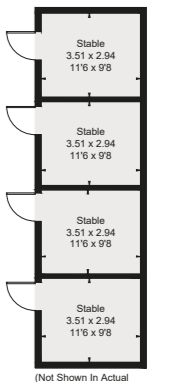
Coach House - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Coach House - First Floor



Coach House - First Floor



(Not Shown In Actual Location / Orientation)

Approximate Floor Area = 674.1 sq m / 7256 sq ft  
 Cellar = 49.5 sq m / 533 sq ft  
 Outbuildings = 471.4 sq m / 5074 sq ft (Including Garage / Excluding Void)  
 Total = 1195 sq m / 12863 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.

**Rupert Sturgis**  
01285 882 001  
rupert.sturgis@knightfrank.com

**James Walker**  
020 7861 1186  
james.walker@knightfrank.com

**Cirencester**  
One Market Place  
Cirencester  
GL7 2PE

**National Country Department**  
55 Baker Street  
London  
W1U 8AN

[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 May 2026. Photographs and videos dated June 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.