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Sales & Lettings

Waggon and Horses & Adjacent Land, London Road, Thrupp, Stroud, Gloucestershire, GL5 2BL
Price £350,000

Waggon and Horses & Adjacent Land, London Road, Thrupp, Stroud, Gloucestershire, GL5 2BL

Detached south facing former public house which is now a residential property requiring full renovation. Offering four/five bedrooms, 3377 sq ft of versatile accommodation, generous plot with parking for up to 10 vehicles and valley views. Significant potential for a range of uses (STPP). No Chain

Detached south facing four/five bedroom former public house requiring complete renovation

Sawyers Estate Agents are delighted to present this unique detached former public house, set on a generous plot with ample parking for up to ten vehicles. Offering versatile accommodation across three floors, the property boasts open valley views and significant potential for a range of uses, subject to the necessary planning permissions.

Whether you are looking to refurbish to your own taste creating a spacious family residence, pursue commercial or mixed-use redevelopment, this property presents a rare and exciting opportunity.

Accommodation

The accommodation, extending to approximately 3377 square feet, briefly comprises a 32ft reception room with the original bar area, two storage rooms, two kitchens and three toilets on the ground floor. On the first floor, there is a generous reception hall, two bedrooms, a bathroom and a former WC, along with access to the impressive 63ft former skittle alley offering scope for many uses. The second floor provides three further bedrooms, one of which has an en suite shower room, together with access to a generous attic space.

Design and Features

This south facing detached property requires complete renovation throughout but retains some character features from its former use as a public house. The versatile layout and expansive floor space allow for imaginative reconfiguration and refurbishment to suit a range of lifestyles or business ventures.

Outside and Grounds

Externally, the property sits on a generous plot with ample off-road parking for up to ten vehicles, access via a sweeping driveway. The elevated position enjoys open views across the surrounding valley, enhancing the appeal of this distinctive property. To the front, you will find a concrete raised terrace, steps lead to a further raised patio/seating area. Gated side access leads to the rear.

History

Formerly known as The Waggon & Horses Free House, the property operated as a public house until its closure in 2007. Historically, it was a popular venue with both locals and bikers, with records of landlords dating back to the late 19th and early 20th centuries. Its name reflects its association with horse-drawn wagons, adding a layer of heritage to its already unique character.

Location and Lifestyle

Situated in the heart of Thrupp, just over two miles from Stroud town centre, this home enjoys easy access to local amenities, pubs, community spaces, and the beautiful Cotswold countryside. Excellent transport links include a nearby mainline station with a 90-minute direct service to London and close proximity to the M5 motorway.

Stroud is one of Gloucestershire`s most sought-after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

Education and Connectivity

There is a very popular and well regarded primary school (Thrupp School) within the village of within walking distance and Thomas Keble School in Eastcombe some 3 miles away. The area generally is well served by top rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud`s mainline railway station offers a direct, high speed service to London in approximately 90 minutes.

Agents Note

Please note that the neighbour property has a pedestrian right of way over part of the rear garden.

Material Information

Title Number: GR145759
Tenure: Freehold
Conservation Area: Stroud Industrial Heritage
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: E
Annual price £2,847.41 (2025/26)
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Flood Risk: Very Low
Mobile coverage: Vodafone, O2 (Average)
Broadband Speed: Basic (18 Mbps) Superfast (80 Mbps) Ultrafast 1000 Mbps

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Anti-Money Laundering (AML)

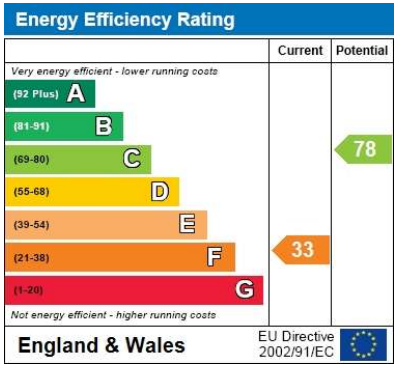
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Directions

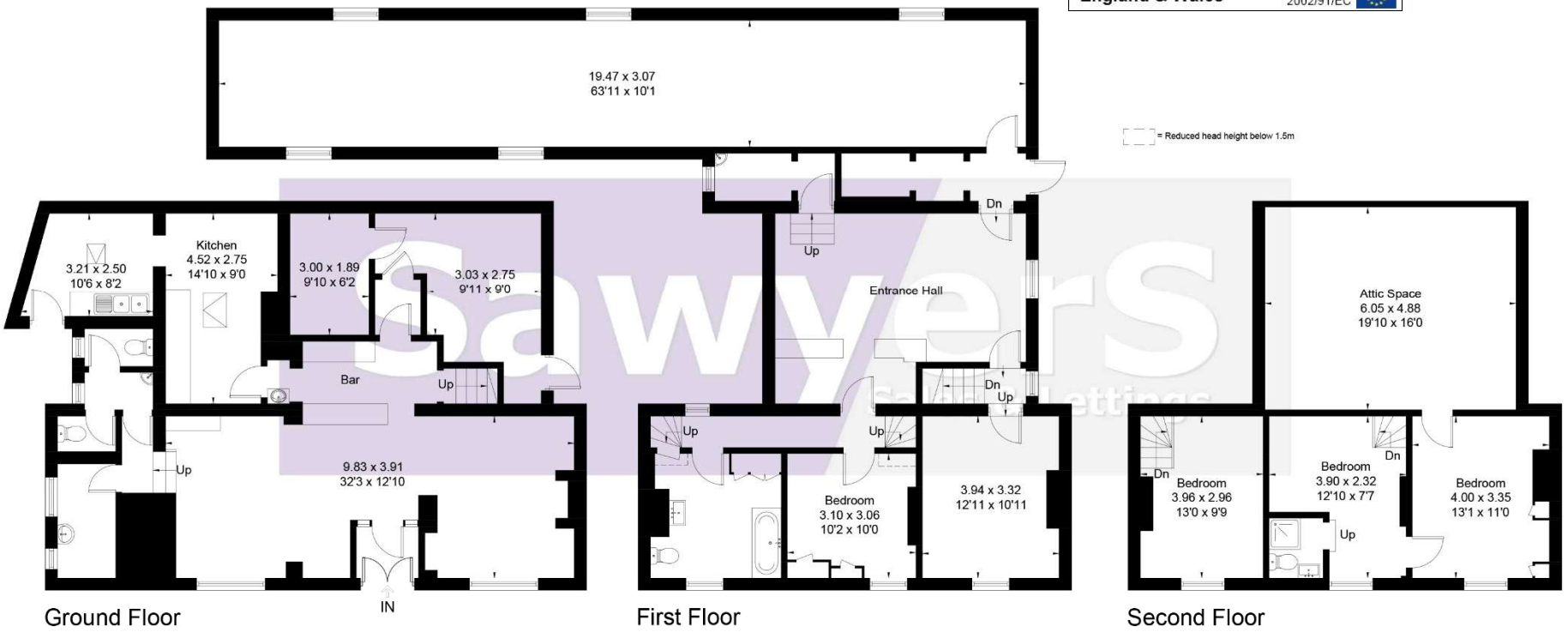
For SAT NAV use: GL5 2BL

Due to the extend of renovation work required, we recommend caution while viewing the property and ask that viewers remain with the agent at all times for safety.

Approximate Floor Area = 313.7 sq m / 3377 sq ft







This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98039

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