



PARK FARM HOUSE

Selsley West, Stroud, Gloucestershire, GL5 5LD

Presented by
Abigail Sutcliffe

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Set in a stunning, elevated position within the highly sought-after village of Selsley, Park Farm House is a unique detached home offering exceptional privacy, and versatility. The property enjoys breathtaking views over the Severn Vale, making the most of its idyllic rural setting.

KEY FEATURES

- Stunning elevated location in the sought-after village of Selsley, offering privacy and breathtaking views over the Severn Vale.
- Spacious and adaptable accommodation arranged over two floors, designed to maximise natural light and the outstanding outlook.
- First-floor reception hall leading to two beautifully appointed kitchens, one sleek and contemporary, the other with a traditional four-oven Aga.
- Flowing living spaces including a breakfast room, bright conservatory, and impressive sitting room with high ceiling and feature fireplace.
- Two first-floor bedrooms and a cloakroom, each enjoying panoramic views of the surrounding countryside.
- Ground-floor accommodation comprising three additional bedrooms, large family bathroom, separate shower room, flexible garage room, and utility room with garden access.
- Extensive gardens set within approximately 0.88 of an acre, featuring sweeping lawns, sun terraces, and outdoor living spaces.
- Additional amenities include a summer house with bar and games area opening to a decked terrace, outbuildings, sheds, workshops, a stable, and ample private parking.

ABOUT THE PROPERTY

Park Farm House, set in a bright, elevated position in the sought-after village of Selsley, is a unique detached home offering privacy and versatility, with breathtaking views over the Severn Vale. Arranged over two floors, the accommodation is both spacious and adaptable, thoughtfully designed to maximise natural light and capture the outstanding outlook.

Entering on the first floor, you are welcomed into a generous central reception hall that leads to two beautifully appointed kitchens, one sleek and contemporary, the other centred around a traditional four-oven Aga.

From here, the accommodation flows seamlessly into a charming breakfast room and a bright conservatory, leading onto the impressive sitting room with its high ceiling and feature gas fireplace, perfect for both everyday living and entertaining. This level also offers two good-sized bedrooms and a cloakroom, each enjoying stunning views of the surrounding countryside.

A staircase leads to the ground floor, where a spacious hall opens to three additional bedrooms, a large family bathroom, and a separate shower room. This level also features a flexible garage room and a thoughtfully appointed utility room, with doors from the hall providing direct access to the garden.









Step Outside

Outside, the property continues to impress with extensive gardens, perfectly positioned to take full advantage of the far-reaching views. Set within approximately 0.88 of an acre, the grounds feature sweeping lawns and sun terraces, creating wonderful spaces for relaxation and outdoor living.

A beautifully designed summer house incorporates a bar and games area, opening onto a generous decked terrace, ideal for entertaining.

Additional outbuildings, including sheds, workshops, stores, and a stable, provide excellent versatility for both practical and recreational use. Completing this exceptional home is ample private parking for multiple vehicles.











**Approximate Gross Internal Area 2864 sq ft - 266 sq m
(Excluding Outbuilding)**

Ground Floor Area 1256 sq ft – 117 sq m

First Floor Area 1431 sq ft – 133 sq m

Second Floor Area 177 sq ft – 16 sq m

Outbuilding Area 869 sq ft – 81 sq m



ADDITIONAL INFORMATION

Park Farmhouse is set in the charming village of Selsley, just south-west of Stroud, combining rural tranquillity with excellent accessibility. The property is well-placed for families, with local schools including Hopelands, Wycliffe College, and Stroud's grammar schools (Marling and Stroud High) within easy reach.

Commuters benefit from Stroud Station just minutes away, with London Paddington reachable in around 90 minutes, while Junction 13 of the M5 provides swift access to Bristol or the Midlands.

Stroud itself offers a vibrant mix of artistic heritage, independent retailers, theatres, and a celebrated Saturday Farmers' Market, set amidst beautiful countryside ideal for walking and outdoor pursuits. Local amenities include supermarkets, excellent pubs such as The Bell in Selsley, nearby golf courses, Cheltenham racecourse, and rugby at Gloucester or Bath.

Directions

The property is located down a single lane track, please use postcode GL5 5LD and what3words to find. what3words: relegate.repeats.paving

Services & Tenure

Utilities - Include Water Supply, Sewerage, Gas & Electricity Supply.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 66 Mbps and highest available upload speed 16 Mbps.

Tenure - Freehold

Local Authority

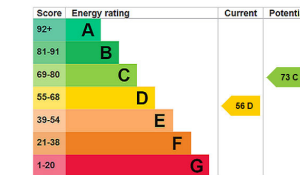
Local Authority: Stroud District Council
Council Tax Band: E

Our reference

CHE/AS/EN/27102025

We'd love to hear from you

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