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PROPERTY MADE PERSONAL



Pitchcombe, Stroud, Gloucestershire GL6 6LN

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Key Features



7
Bedrooms



4
Bathrooms



3
Receptions

- Detached seven bedroom period house
- Character features throughout, including an Inglenook fireplace
- Flexible, spacious living accommodation
- Fully renovated and immaculately presented
- Well-maintained garden with wood store/bar
- Breathtaking views across the Painswick Valley
- Sizeable off-street parking with full planning permission for double garage
- EPC: D

About the property

Hillside House is the rarest of finds. It enjoys a uniquely elevated position, overlooking the Cotswold village of Pitchcombe and offers striking views across the Painswick Valley. This seven bedroom period home is not Listed and combines modern-day living with many original features.

The stunning interior is arranged over three floors and exudes charm and character. It has been meticulously refurbished, blending old with new to create a homely and peaceful retreat from the hustle and bustle of everyday life.

Enter through the gabled porch into a hallway with exposed Arts and Crafts timbers and original Quarry tiles. The lounge and sitting room boast character features, including an Inglenook fireplace and wood-burning stove with triple-aspect windows offering plenty of light and views.

The kitchen features original flagstone flooring and extends through to an additional kitchen-diner area with a Belfast sink and utility room beyond. On the first floor, there are four double bedrooms and one single. There are also two modern bathrooms on this floor, featuring a rainforest shower and a restored Victorian roll-top bath.

The light and airy attic space on the top floor is where you'll find a bedroom with modern ensuite shower room and an open-plan studio,

ideal for a home office.

This spacious and beautifully restored Cotswold family home, with its fascinating history, also has generous landscaped off-street parking and a meticulously maintained garden featuring a well, wood store, lychgate and fruit trees.

Contact us today to schedule a viewing and discover the charm of village living at its finest.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Pitchcombe is a welcoming, quintessential Cotswold village, nestled halfway between Stroud and Painswick. It is a jewel in the Five Valleys AONB, offering exceptional views and surrounded by the tranquility of ancient woods, rolling hills, and meandering footpaths.

Pitchcombe's rich history is reflected in its architecture, with quaint cottages, a manor house, a telephone box library, and a historic church adding to its charm.

At the heart of Pitchcombe is its vibrant Village Hall, which hosts regular community-based activities including an annual fete.

Neighbouring Painswick offers pubs, restaurants, cafes, hotels and a village shop.

Stroud is a five-minute drive away and is well-known across the Cotswolds for its award-winning artisan market, live music venue and Sunday Times 'Best Places to Live' accolade. Trains from Stroud's mainline station travel to London Paddington or Birmingham New Street in around 90 minutes.

Between Pitchcombe and Stroud sits the 56-acre Stratford Park, with a weekly parkrun, a museum, lake, bandstand and free parking. The park has a great range of facilities to suit all kinds of recreation, including a leisure centre with indoor and outdoor swimming pool, tennis courts, a skate park, astro turf football pitches, and a lawn



bowling green.

To the north is Cheltenham Spa, within a 20-minute drive. It offers excellent shopping (including a flagship John Lewis), restaurants, theatre, arts festivals and horseracing at the town's renowned racecourse. Gloucester is just 15 minutes away, with its shops, bars, and designer outlet stores and restaurants at The Quays.

One of the main draws to the area is the excellent choice of academic institutions, with sought-after grammar schools in Stroud and Cheltenham and a broad selection of private schools, including Cheltenham Ladies, Wycliffe in Stonehouse, and Beaudesert Park in nearby Minchinhampton. School bus routes stop at the entrance to Pitchcombe village and there is also a popular village primary school in nearby Painswick.

Pitchcombe is also perfect for commuting to Bath or Bristol via the M5 motorway or Swindon, Reading and London via the M4 motorway.

Directions

From our office in Nailsworth, follow the A46 over the roundabout towards Stroud. From Stroud, follow the A46 north towards Gloucester and Cheltenham. After 1.5 miles, at the junction of the A46 and A4173, take the left fork towards Gloucester, and after 300 yards turn left into the village of Pitchcombe. Go through the village, passing Pitchcombe Manor House on your right; follow the road as it bears to the left then to the right, then left again. Drive up the hill past the cottages on your left. Hillside House is situated at the top of the hill, next to the Chapel Steps and above the high wall to the right. Enter via the steps or via the road by the Lychgate.

What3Words: ///dares.snooping.onwards

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Stroud District Council

Council Tax Band F

Our reference

STRVAL/SM/KF/10032025

We'd love to hear from you

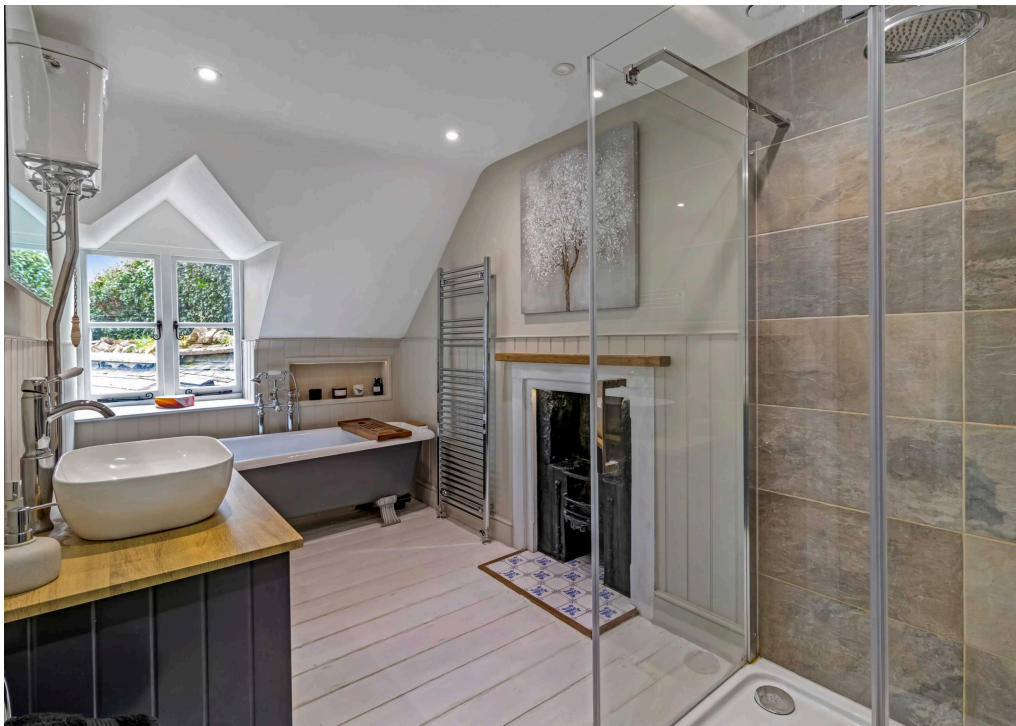
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Hillside House Pitchcombe, Stroud, GL6

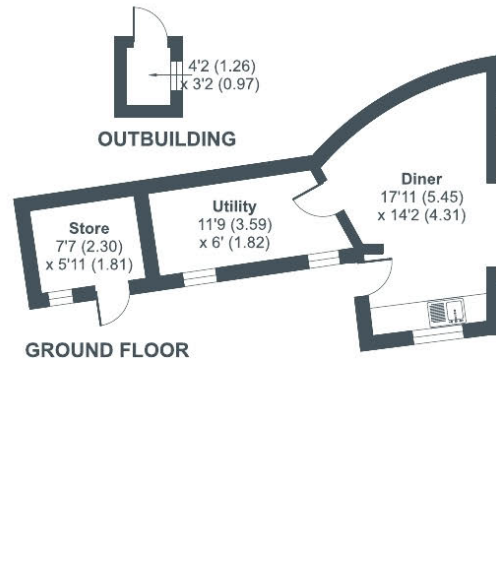
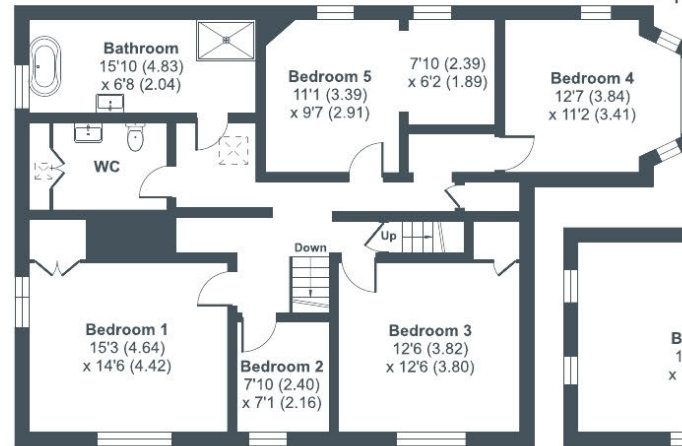
Approximate Area = 2812 sq ft / 261.2 sq m

Garage = 401 sq ft / 37.2 sq m

Outbuildings = 58 sq ft / 5.3 sq m

Total = 3271 sq ft / 303.7 sq m

For identification only - Not to scale



OUTBUILDING

4'2 (1.26)
x 3'2 (0.97)

Planning Permission
For Garage
20' (6.10)
x 20' (6.10)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1247550







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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

