

## Hedge Row, Wades Lane, Pitchcombe, Stroud, Gloucestershire, GL6 6LQ



Sought after location • Beautifully presented • Swimming pool • Outside gym/entertaining room  
• Close to transport links • Far reaching views • Plenty of parking • EPC E

# Hedge Row,

Wades Lane, Pitchcombe, Stroud, Gloucestershire, GL6 6LQ

## Key Features



4

Bedrooms



3

Bathrooms



1

Reception

## About the property

Nestled in the picturesque setting, this detached house offers the perfect blend of charm and comfort. Boasting four bedrooms, this well-maintained property is ideal for families seeking a peaceful retreat. The house features a spacious garden, perfect for outdoor entertaining, along with a patio area for al fresco dining. With ample off-street parking, a garage, and even a swimming pool, this home offers both convenience and luxury. The scenic surroundings provide a tranquil setting, making it a truly desirable location to call home. Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing and experience the beauty and serenity this home has to offer.

## 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 very popular small and secluded village situated half way between Stroud and Painswick, both of which provide an excellent range of shopping and schooling facilities. Painswick provides for most essential needs with churches, a hotel, restaurants, 2 public houses and an assortment of most interesting shops and galleries.

To the north is Gloucester city centre which has brand name stores, large retail outlets, fashion shops and the indoor Eastgate Shopping Precinct. There is also a variety of shops, restaurants, wine bars and public houses. Sporting facilities include the recently refurbished leisure centre, there are local football and rugby clubs and a country club with its own golf course and the famous ski centre plus further north is the highly popular Cheltenham Spa. To the south lies Stroud which is a well known centre for the arts and crafts along with its weekly farmers market.

Stroud has two state grammar schools for boys and girls, Archway School which is a mixed comprehensive. Nearby are several independent schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 25 minutes away.

The area is particularly convenient for those commuting to Stroud, Gloucester and Cheltenham, with Bath, Bristol and Swindon also easily accessible, as are the M4 and M5 motorways. A main line railway station at Stroud brings London within 90 minutes travelling time.

## Directions

From our office in Nailsworth, follow the A46 over the roundabout towards Stroud. From Stroud, follow the A46 north towards Gloucester and Cheltenham then take the right into Wades lane hand lane where the house can be found on the right hand side.

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## 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

NAI/SM/MS/13032025

## We'd love to hear from you

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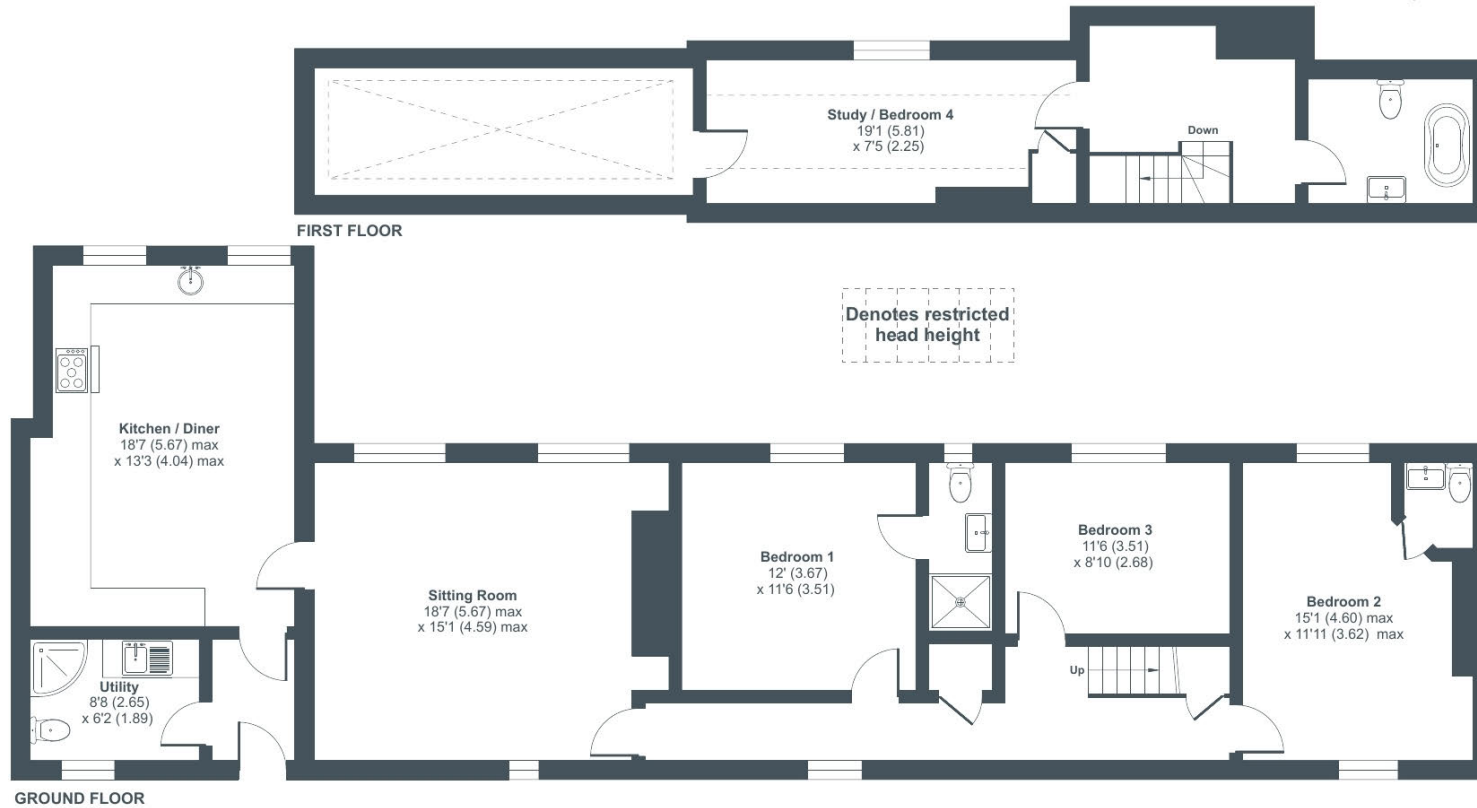
# Wades Lane, Pitchcombe, Stroud, GL6

Approximate Area = 1501 sq ft / 139.4 sq m

Limited Use Area(s) = 198 sq ft / 18.3 sq m

Total = 1699 sq ft / 157.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1262291



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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.

