



Blanchworth, Stinchcombe
Dursley, Gloucestershire, GL11 6BB

Presented by
Shirley McCoy

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Welcome to this charming detached residence located in a beautiful picturesque setting. This spacious property offers flexible living accommodation in respect of a completely separate two bedroom barn conversion and an adjoining annexe to the main residence, providing separate living accommodation if required. Boasting a bright and stylish interior, it provides a comfortable and homely atmosphere. The peaceful and scenic surroundings make it an ideal retreat from the hustle and bustle of city life.

- Peaceful location
- Beautifully planted landscaped garden
- Far reaching views
- Great commuter links
- Detached separate 2 bedroom barn conversion
- Flexible living accommodation
- Connecting annexe in the main residence
- EPC to be advised

About the property

Perry Trees is nestled in the picturesque hamlet of Blanchworth, near Stinchcombe, on the edge of the Cotswolds; an area of Outstanding Natural Beauty. The main house is a stunning detached barn conversion and offers a perfect blend of historic charm and contemporary comfort. Offering excellent accessible storage, flexible accommodation; comprising three bedrooms in the main part of the house, including dressing room for the master bedroom, two bathrooms, a spacious hall which acts as a dining room, a snug with wood burner and another reception room which can be a study/music room. The kitchen/utility/cloakroom is finished to a high standard and radiates a contemporary feel, retaining plenty of character with beautiful country views. The other side of the main house can be an annexe or just provide further living accommodation offering two/three bedrooms, bathroom, wet room, study and contemporary, spacious living room. This property radiates a sense of sophistication and tranquillity. The interiors are bright, well-lit and stylishly decorated, creating a homely and inviting atmosphere throughout.

There is a separate barn opposite the main house converted in 2018, providing scenic views and additional accommodation including an open plan kitchen/living room, two bedrooms and two bathrooms.

The property features a beautifully maintained garden, with herbaceous borders carefully planted with seasonal colour, and fruit trees backing onto open countryside. This provides a perfect setting for relaxing with family and several charming patio areas offer opportunity for al fresco eating and entertaining. There is a double open garage with solar panels on both sides and a storage battery, two sheds, and a workshop with an attached additional cosy snug; "The Old Smithy" with wood burner. With ample secure parking in an enclosed private plot, convenience is key in this peaceful, rural setting. This property is deal for those seeking a comfortable and spacious family home, in an idyllic, scenic location. Perfect for dog lovers and walking in the Cotswolds.



















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:

The property is ideally situated with excellent links to M4/M5 for access to London and Bristol with local shopping centres; Cribbs Causeway, Cabot Circus and in Gloucester; The Quays. There are excellent schools within a short distance, North Nibley Primary School and a selection of others, and Secondary Schools; Katharine Lady Berkeley College, Rednock and grammar schools; Stroud High and Marling. The nearest train stations are Cam and Dursley (ten minutes away) Stonehouse and Stroud with trains to Bristol, Gloucester and London.

Directions:

From our office in Nailsworth, take the A46 and then the A4135 to Dursley. Stay on the A4135 as you drive through Dursley, passing Sainsbury's and then Rednock school on the right hand side. Go straight over the first mini roundabout and then take the left hand turning at the next roundabout signposted towards Wotton and Stinchcombe. Follow the road for about half a mile and take the left turn to Stinchcombe. Follow the road along and turn right towards the church then turn left onto Wick Lane, at the end turn right where the property can be found a short distance along on the right hand side.

What 3 Words: ///shifters.lifts.tissue

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Private Supply
Heating - Oil; Main House
Air Source Heat Pump; Small Barn Conversion
9KW Solar Panels: Whole Property
23 Kwh Battery Storage - Whole Property

Local Authority

Stroud District Council, Stroud
Council tax Band - G

**Approximate Gross Internal Area 4053 sq ft - 377 sq m
(Excluding Outbuilding)**

Ground Floor Area 1685 sq ft – 157 sq m

Second Floor Area 1570 sq ft – 146 sq m

Annexe Area 798 sq ft – 74 sq m

Outbuilding Area 582 sq ft – 54 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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.

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Our reference
NAI260009
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Perry Bishop
4 The Old George, Fountain Street, Nailsworth,
Gloucestershire, GL6 0BL
T: 01453 836736
E: stroudvalleys@perrybishop.co.uk

