

Hyde Meadows,
Chalford, Gloucestershire



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Land and property. Since 1885.

A substantial contemporary home with outstanding entertaining space, leisure facilities, panoramic countryside views and 3.62 acres of gardens and grounds.

The property

Following a substantial renovation, Hyde Meadows is an impressive and highly individual, contemporary residence extending to just over 9,000 sq ft, including outbuildings, offering exceptional living and entertaining space arranged across multiple levels. The property has been thoughtfully designed to maximise light, movement and its commanding, elevated position, creating a remarkable family home ideally suited to modern living.

The layout of the house successfully combines expansive open-plan living with more formal reception areas, with a natural flow throughout, allowing the principal rooms to connect seamlessly with the gardens and the surrounding landscape.

The large entrance hall serves as the central hub of the ground-floor accommodation. The spectacular open-plan kitchen, dining, and living space, extending to over 34 feet, has been designed to provide an exceptional environment for both family life and entertaining. The handmade kitchen is centred around an impressive four-metre island and is fitted with bespoke cabinetry together with a substantial electric Aga. Concertina doors span along two sides of the room, flooding the space with light and, when open, seamlessly connect the kitchen to the outside space. In addition, the kitchen benefits from a substantial walk-in pantry and a boot room/dog room, providing highly practical ancillary space and direct access to a side garden currently utilised as a secure dog area.

A striking three metre window seat overlooks the gardens and leads to a substantial entertaining space in the centre of the house, currently used as a home office. There is also a formal sitting room, offering a more intimate reception area ideal for quieter occasions or entertaining, and a further hobby room, currently utilised flexibly and equally suited for formal dining, creative space, or an alternative study location, depending on individual requirements.

A particularly notable feature of Hyde Meadows is the extensive lower-ground-floor cinema room, creating an exceptional leisure and entertainment environment separate from the main living areas.

Further ground-floor accommodation includes a dedicated gym, playroom and a well-appointed utility room and cloakroom, completing the principal accommodation.

The first floor provides substantial bedroom accommodation arranged around a dramatic central void, enhancing the overall sense of scale and light throughout the property. The principal bedroom suite is particularly impressive, with generous proportions, a luxurious en-suite bathroom, and direct access to a private balcony offering elevated views across the surrounding countryside. All additional bedrooms are generously sized and served by well-appointed bath and shower room facilities, making the layout ideally suited to family occupation or visiting guests. The configuration provides both privacy and flexibility, with several rooms enjoying attractive outlooks over the grounds and landscape beyond.

Ancillary accommodation and outbuildings

The property benefits from extensive ancillary accommodation and outbuildings, which considerably enhance its versatility. Positioned above the detached, triple garage is a self-contained guest suite comprising a bedroom, bathroom, and an open-plan living area, ideal for guests, staff, or independent family use. The substantial detached garage offers excellent parking and storage.

Additionally, there is a range of stable buildings, offering clear potential for equestrian use, storage or alternative ancillary purposes depending on individual requirements.



**9,058 sq ft (841.6 sq m) | 5 bedrooms | 1 bedroom annexe
4 reception rooms | 5 bathrooms | Triple garage | 3.62 acres in all
Freehold**

Excess £3,000,000



Gardens and Grounds

Hyde Meadows occupies an exceptional elevated setting extending to approximately 3.62 acres, comprising formal gardens, grounds and an adjoining open paddock. The outside space significantly enhances the property's lifestyle appeal, providing a rare balance of privacy, recreational space and extensive outdoor living. Hyde Meadows occupies an enviable position on the edge of Minchinhampton, within the Cotswolds Area of Outstanding Natural Beauty. Ideally situated between Stroud and Cirencester, these towns provide an excellent range of independent shops, cafés, restaurants and leisure facilities, while the surrounding countryside offers extensive walking, cycling and riding opportunities. The grounds provide a wonderful sense of seclusion while remaining manageable and highly usable.

Beyond the formal gardens, the open paddock offers excellent versatility and would be ideally suited to a small equestrian setup, hobby farming or recreational use. The existing stable buildings further support this potential and create an attractive opportunity for purchasers with equestrian interests. In addition, the size and configuration of the grounds may offer scope for the creation of further leisure facilities such as a swimming pool or tennis court, subject to the necessary planning consents and approvals.

The combination of substantial accommodation, ancillary buildings and extensive grounds creates a highly versatile country property within a sought-after Cotswold setting.

Situation

Hyde Meadows occupies an enviable position on the edge of Minchinhampton, ideally situated between Stroud and Cirencester within the Cotswolds Area of Outstanding Natural Beauty. The nearby towns provide an excellent range of independent shops, cafés, restaurants and leisure facilities, while the surrounding countryside offers extensive walking, cycling and riding opportunities. A particularly popular local destination is Jolly Nice Farm shop, renowned for its farm shop, café and community atmosphere.

Transport links are excellent, with mainline rail services available from Kemble offering direct services to London Paddington, making the property highly accessible for both commuting and weekend use.

The wider area is particularly well regarded for schooling, including Thomas Keble School, Stroud High School, Marling School and a number of highly respected independent schools such as Beaudesert Park, Wycliffe College and Cheltenham College. The property also benefits from 1000MB broadband, supporting modern home working and connectivity requirements.

Postcode region: GL6





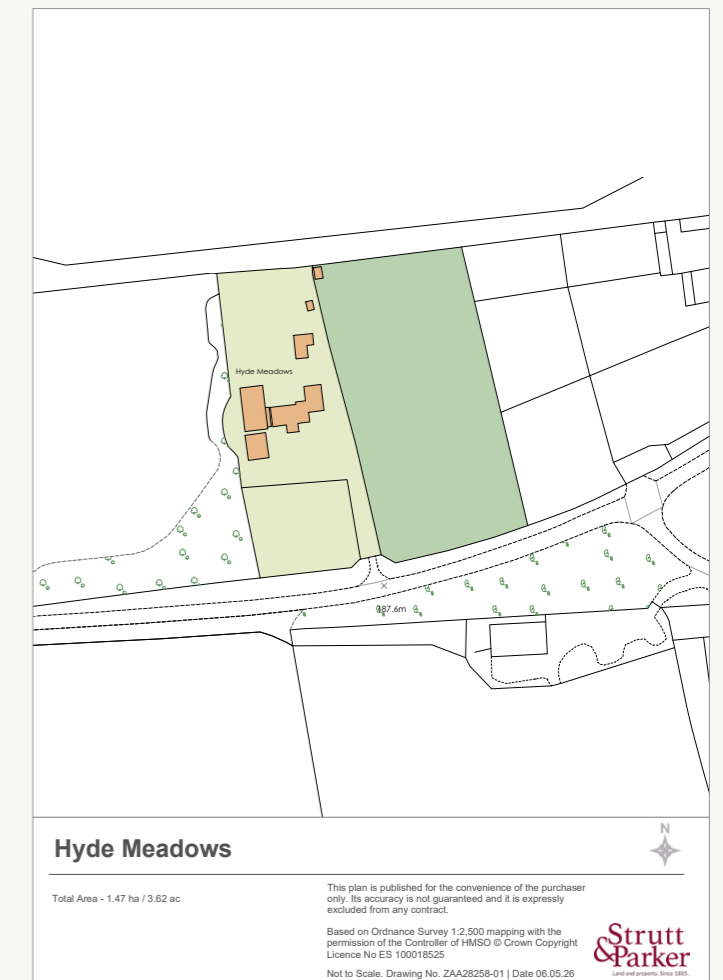
Approximate Floor Area = 656 sq m / 7061 sq ft (Excluding Void)
 Outbuildings = 185.6 sq m / 1998 sq ft
 Total = 841.6 sq m / 9058 sq ft



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General

Council Tax: Band G
 EPC: E
 Services: Mains water, gas, electricity. Oil-fired central heating and wet underfloor heating to all floors. An air-source heat pump benefits from the Ofgem Domestic Renewable Heat Incentive until 02/2029. Private drainage (compliant to current regulations)
 Local Authority: Stroud District Council
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Viewings: Strictly by appointment



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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 #108021

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