



Edge House

The Green, Edge, Gloucestershire





Edge House is an imposing 17th-century Grade II listed Cotswold country house, occupying an elevated south-facing position, with landscaped gardens, paddock land and outstanding views across the Painswick valley.

Meticulously restored and modernised to the highest standard, Edge House is an elegant family home that blends period character with contemporary design.



3 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



2 GARAGES



5.97 ACRES



FREEHOLD



VILLAGE



10,719 SQ FT

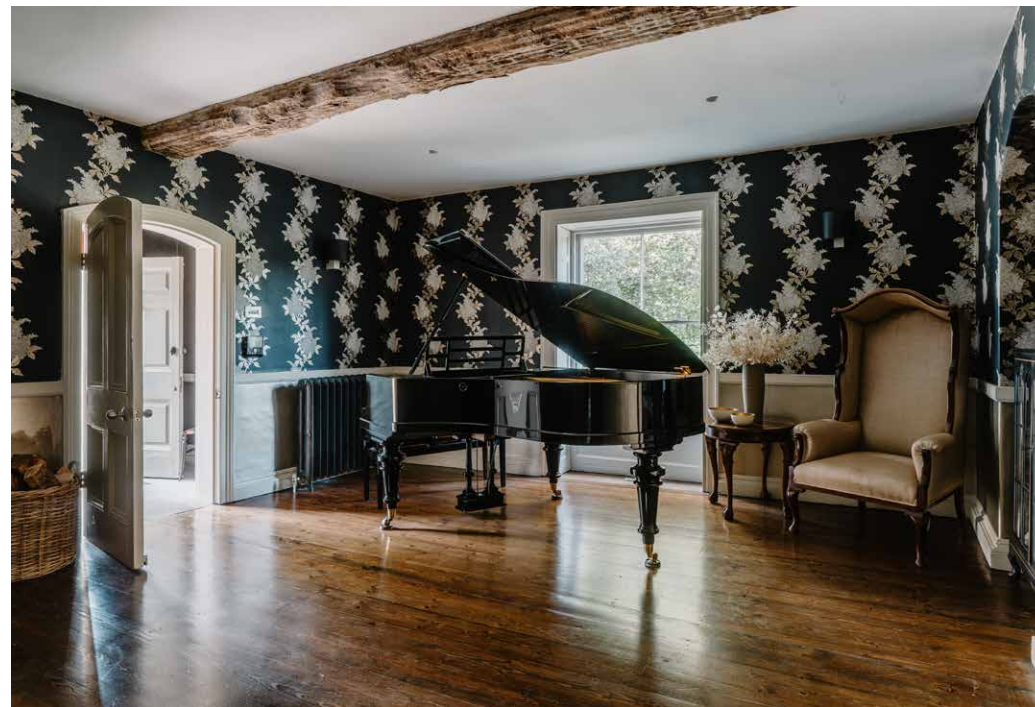


**GUIDE PRICE
£3,500,000**

The Property

The welcoming reception hall leads to the reception rooms which include a formal drawing room, dining room, library, study, and a spacious sitting room featuring bespoke joinery, high ceilings, original fireplaces, wooden floors, and luxurious wall coverings. At the heart of the home is an expansive kitchen-breakfast room fitted with bespoke cabinetry and high-quality appliances, complemented by a garden room, boot room and cloakroom with limestone flooring and underfloor heating.

The upper floor, reached either by a handsome limestone staircase or 17th century back stairs, provides flexible accommodation for family and guests. The principal bedroom suite has panoramic views over the valley, a large en suite bathroom, walk-in wardrobe, and fitted dressing room. There are six further bedrooms, three en suite bathrooms, utility room and two cloakrooms on the first floor.











Outside

Edge House is approached via a private tree-lined driveway with ample parking and a detached garage. Winding paths lead through two acres of beautifully landscaped gardens, designed by a Chelsea Flower Show gold medal winner. The secluded walled gardens are richly planted, and features include a limestone temple, yew topiary hedges, terraced lawns, an ornamental pond, and a Georgian spring-fed grotto with a winding rill. The orchard is planted with walnut, quince, medlar, pear, plum and apple trees, along with mature specimen trees. Several terraces located around the house provide ideal spaces for outdoor entertaining and enjoying the spectacular views. Beyond lies a paddock of approximately three and a half acres, making the property particularly appealing to those seeking space, lifestyle, or smallholding potential.

A separate and gated courtyard includes a Georgian stable, workshop, store and an additional garage. The two-bedroom cottage, now in need of restoration, also lies within the grounds.

Location

The village of Edge is a highly regarded Cotswold location, positioned on the edge of the Painswick Valley and sat within the Cotswolds Area of Outstanding Natural Beauty. There are extensive footpaths and bridleways directly accessible and close by, including routes onto the Cotswold Way.

Edge House lies just one mile from the renowned village of Painswick, 'The Queen of the Cotswolds', home to The Painswick Hotel and restaurant, two pubs, cafés a pharmacy, dentist and doctor's surgery.

The nearby market town of Stroud provides a wider choice of facilities, including Waitrose, a cinema, and an award-winning weekly farmers' market, together with a mainline railway station offering direct trains to London Paddington from around 90 minutes. Cheltenham Spa is renowned for its cultural amenities, including its literature and jazz festivals as well as the world-famous racecourse.

The surrounding area is particularly well-served for schooling and road communications are excellent with the M5 (J11a) approximately 8 miles to the west and the A40 at Cheltenham about 10 miles.



Distances (approx.)

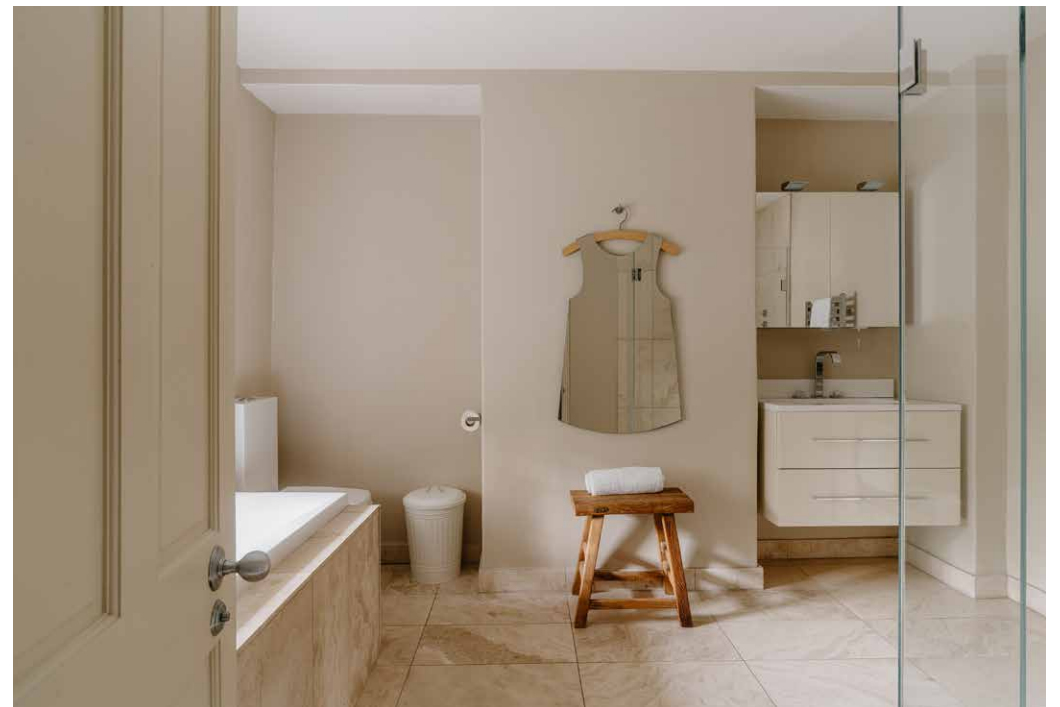
- Painswick – 1 mile
- Stroud – 3 miles
- Gloucester – 6 miles
- Cheltenham – 12 miles
- Cirencester – 14 miles
- Bristol – 35 miles
- M5 (J11a) – 8 miles
- London Heathrow – 95 miles

Schools

- Cheltenham Ladies' College
- Cheltenham College
- Beaudesert Park
- Dean Close
- Westonbirt School
- Kings School (Gloucester)
- Stroud High School
- Marling School
- Pate's Grammar School

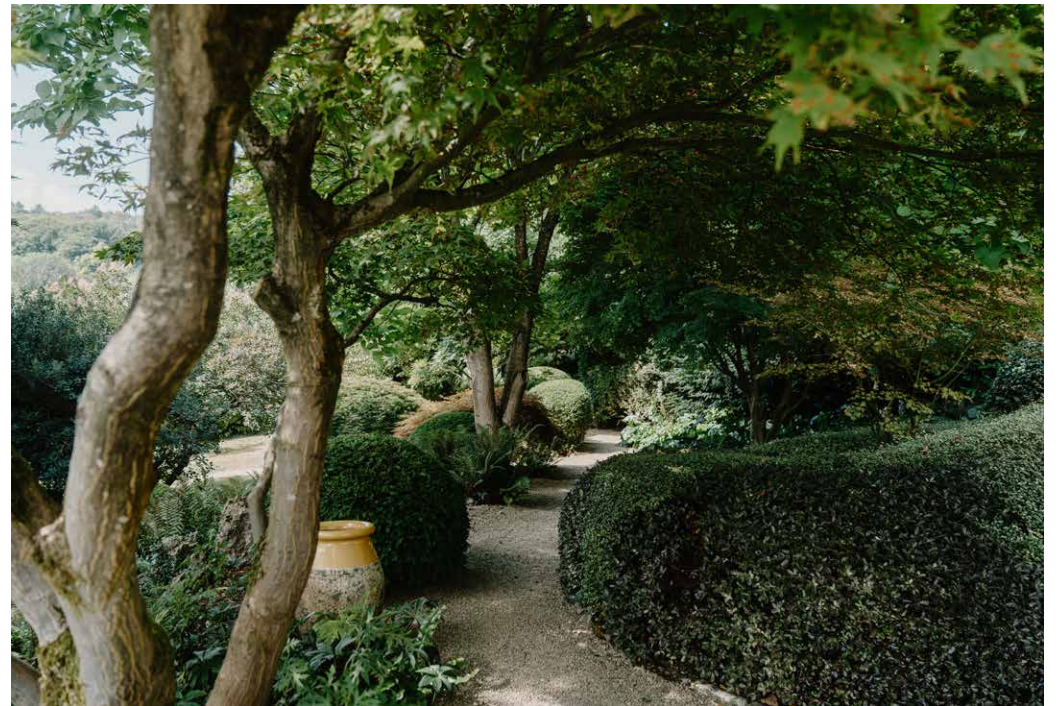










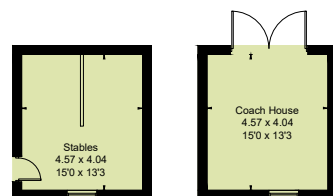






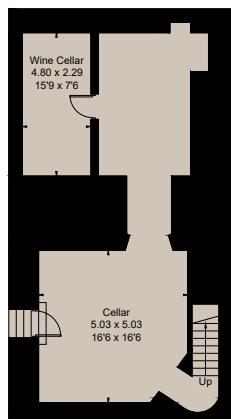




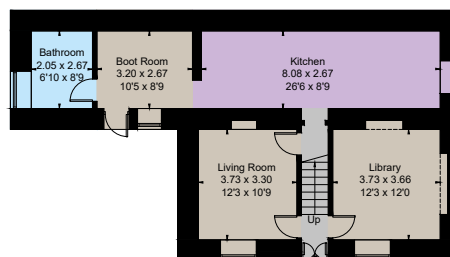


Lower Ground Floor
(Not Shown In Actual
Location / Orientation)

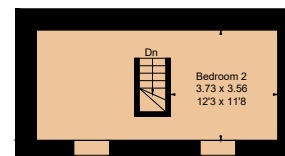
Ground Floor



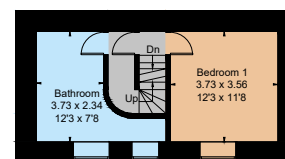
Basement



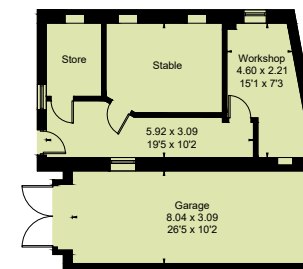
Edge Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



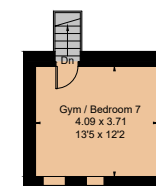
Edge Cottage - Second Floor



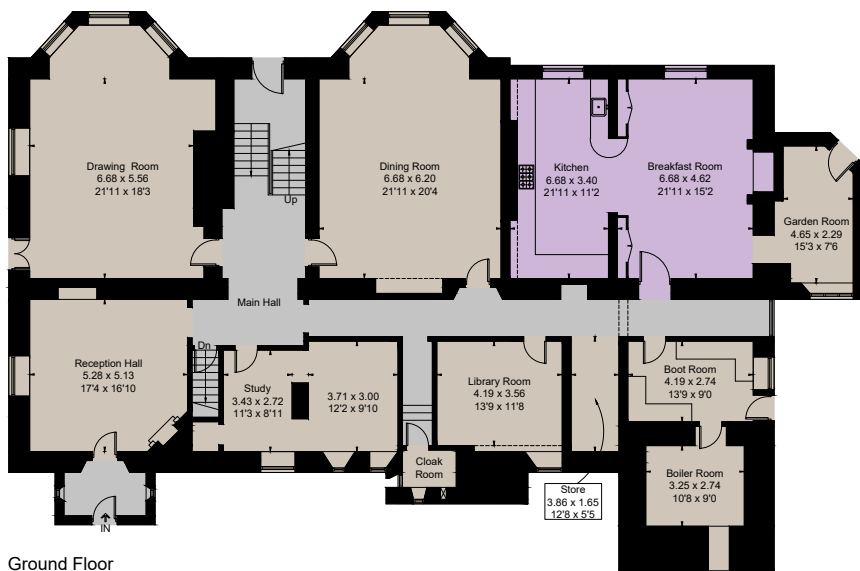
Edge Cottage - First Floor



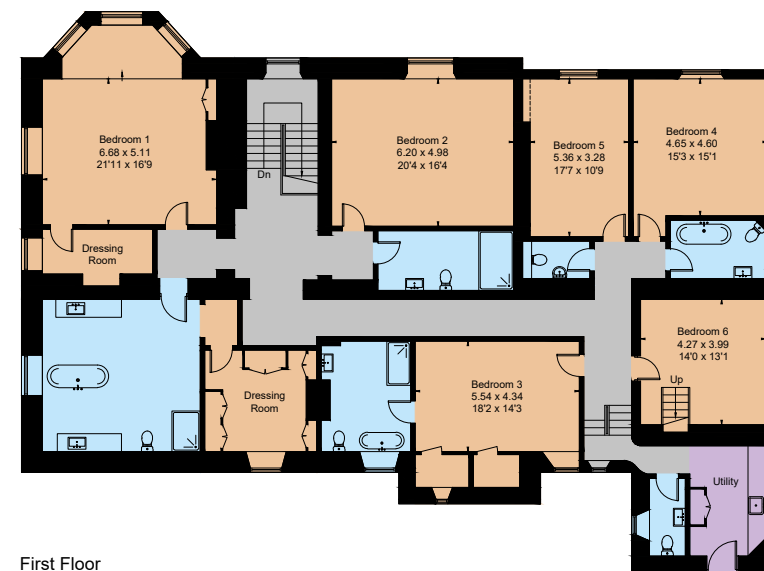
Outbuilding
(Not Shown In Actual
Location / Orientation)



Upper Floor



Ground Floor



First Floor

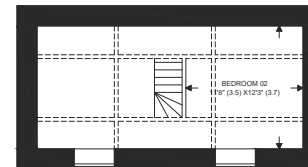
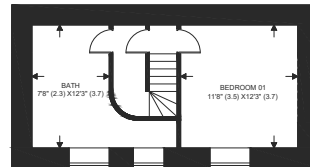
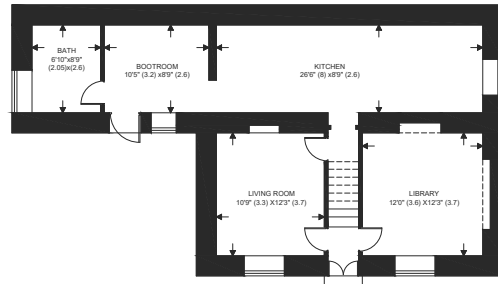
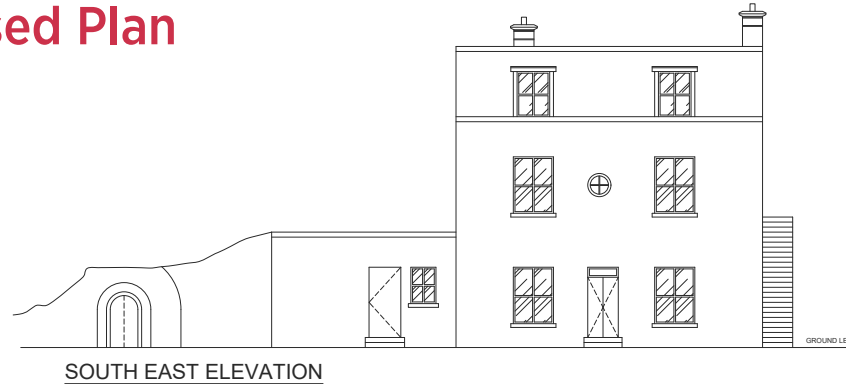


Edge Cottage - Proposed Plan

APPROXIMATE AREA 1424 sq ft (132.3 sq m)

TOTAL 1424 sq ft (132.3 sq m)

FOR IDENTIFICATION ONLY - NOT TO SCALE



Floorplans

Main House internal area

Basement 753 sq ft (70.0 sq m)

Ground Floor 3,760 sq ft (349.3 sq m)

First Floor 3,528 sq ft (327.8 sq m)

Upper Floor 163 sq ft (15.1 sq m)

Total 8,205 sq ft (762.3 sq m)

Edge Cottage Internal Area

Ground Floor 778 sq ft (72.3 sq m)

First Floor 323 sq ft (30.0 sq m)

Second Floor 323 sq ft (30.0 sq m)

Total 1,424 sq ft (132.3 sq m)

Outbuildings Internal Area

Garage/ Workshop/ Stable/ Store 692 sq ft (64.3 sq m)

Coach House 200 sq ft (18.6 sq m)

Stables 198 sq ft (18.4 sq m)

Total 1,090 sq ft (101.3 sq m)

For identification purposes only.

Directions

what3words: ///dream.options.preparing

General

Local Authority: Stroud District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains and spring water, private drainage and mains electricity. Oil fired central heating.

Council Tax: Band H

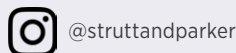
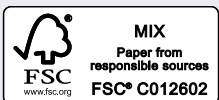
EPC Rating: E

Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

