

The Old Vicarage,
Gloucestershire



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An exceptional former clergy house seamlessly blending period character with luxurious modern living, set in elevated gardens overlooking Ruscombe Brook.

A beautifully appointed and substantial family home with high-specification interiors, landscaped west-facing gardens and magnificent elevated views over the Ruscombe Brook valley.

The property

The Old Vicarage is a striking former clergy house that has been the subject of an extensive programme of renovations by the present owners. Unlisted, the property perfectly combines period character with high-quality modern design, offering nearly 6,000 sq ft of accommodation over four floors.

No expense has been spared in upgrading this highly individual home. Traditional features such as stone mullioned windows, original fireplaces and exposed beams sit comfortably alongside contemporary details including Crittall-style doors, underfloor heating, bespoke cabinetry and a dramatic oak-and-glass extension that floods the open-plan kitchen/dining/ family room with natural light.

The ground floor is designed for both family living and entertaining, with two elegant reception rooms, a welcoming reception hall, a superb kitchen/breakfast room with adjoining walk-in pantry and utility room, and access to the rear terrace. On the lower ground floor, a commercial-standard gym, sauna and steam room add a touch of luxury.

The first floor provides a superb principal suite with en suite shower room and a bespoke dressing room with backlit shelving and extensive cabinetry. A guest suite with its own sitting room and bathroom is perfect for visitors, complemented by a further double bedroom and family shower room.

The top floor is a versatile space featuring a games room, cinema, home office, cloakroom, and useful loft storage – ideal for both entertaining and working from home.

Outside

Approached via a private driveway screened by mature trees, the property enjoys a high degree of privacy. There is extensive parking to the front and rear, together with a detached garage. The impressive front elevation features attractive stonework and prominent chimneys, while the rear of the house opens directly onto magnificent, landscaped gardens.

The west-facing grounds are terraced across several levels, designed to maximise the stunning views over open countryside. A walled terrace runs the length of the house, providing the perfect setting for alfresco dining. Below, two tiers of lawn are interspersed with mature trees, established borders and a variety of shrubs. A large terrace incorporates a feature pond, further enhancing the tranquillity of this setting.

In all, the property sits within grounds of approximately 0.9 acres.

**6,767 sq ft (628.7 sq m) | 3 reception rooms
4/5 bedrooms | 3 bathrooms
Double garage | 0.9 acres
Freehold | Village**

O.I.E.O £2,000,000

Location

The Old Vicarage is situated in Whiteshill, a highly regarded village approximately two miles north-east of Stroud. The village offers a strong sense of community with amenities including a primary school, church, pub and community-run shop.

Stroud itself is a thriving market town, well known for its award-winning farmers' market, independent shops and cafés, and a Waitrose supermarket. Mainline rail services from Stroud provide a regular service to London Paddington in around 80–90 minutes. Road links are also excellent, with the M5 (J13) around 6 miles to the west.

The surrounding countryside is renowned for its outstanding natural beauty, with Minchinhampton and Rodborough Commons offering superb walks, and nearby sporting opportunities including golf at Minchinhampton, racing at Cheltenham, sailing at the Cotswold Water Park, polo at Cirencester Park and local rugby and cricket clubs.

Postcode region: GL6

General

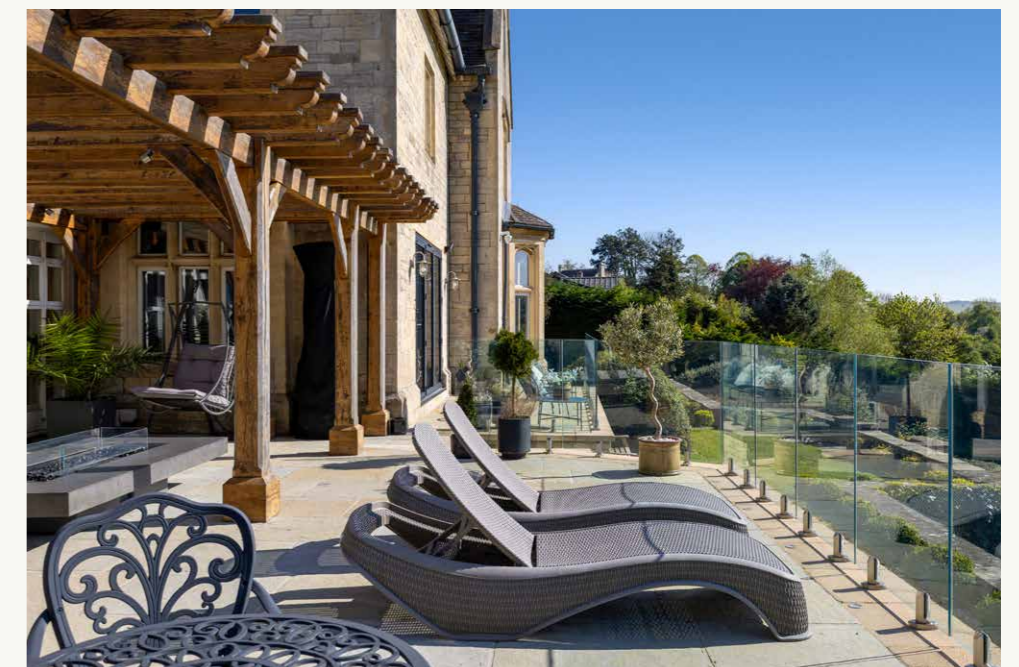
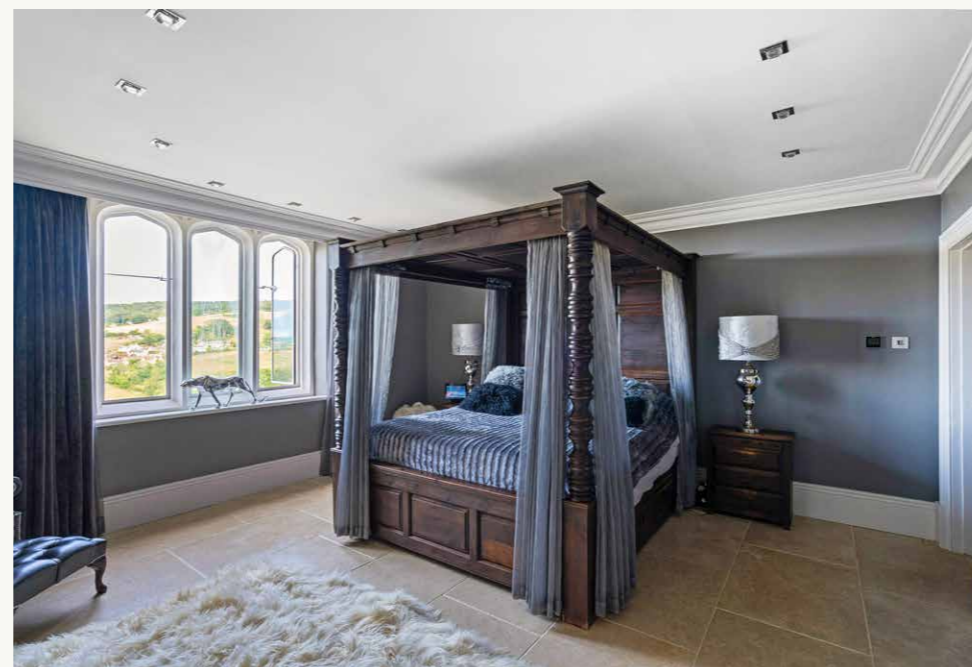
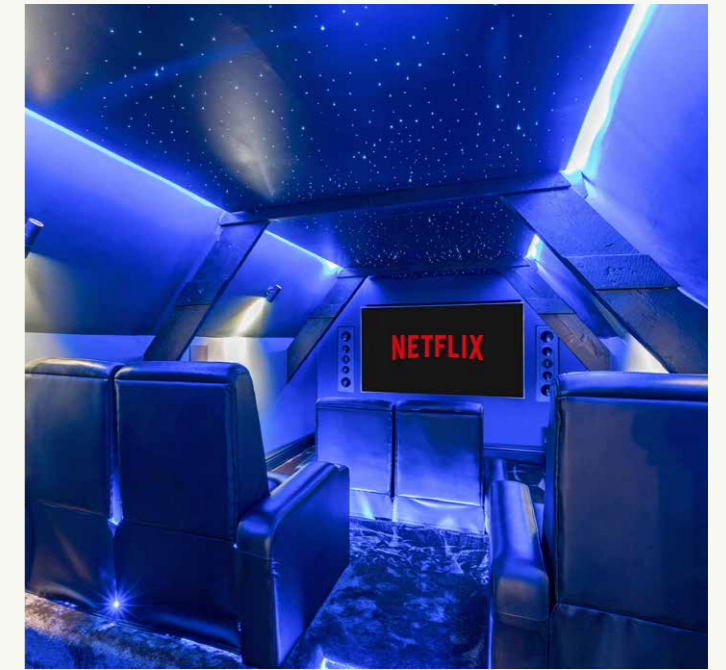
Local Authority: Stroud District Council

Services: Mains water, electricity, gas and drainage

Council Tax: Band G

EPC Rating: C

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



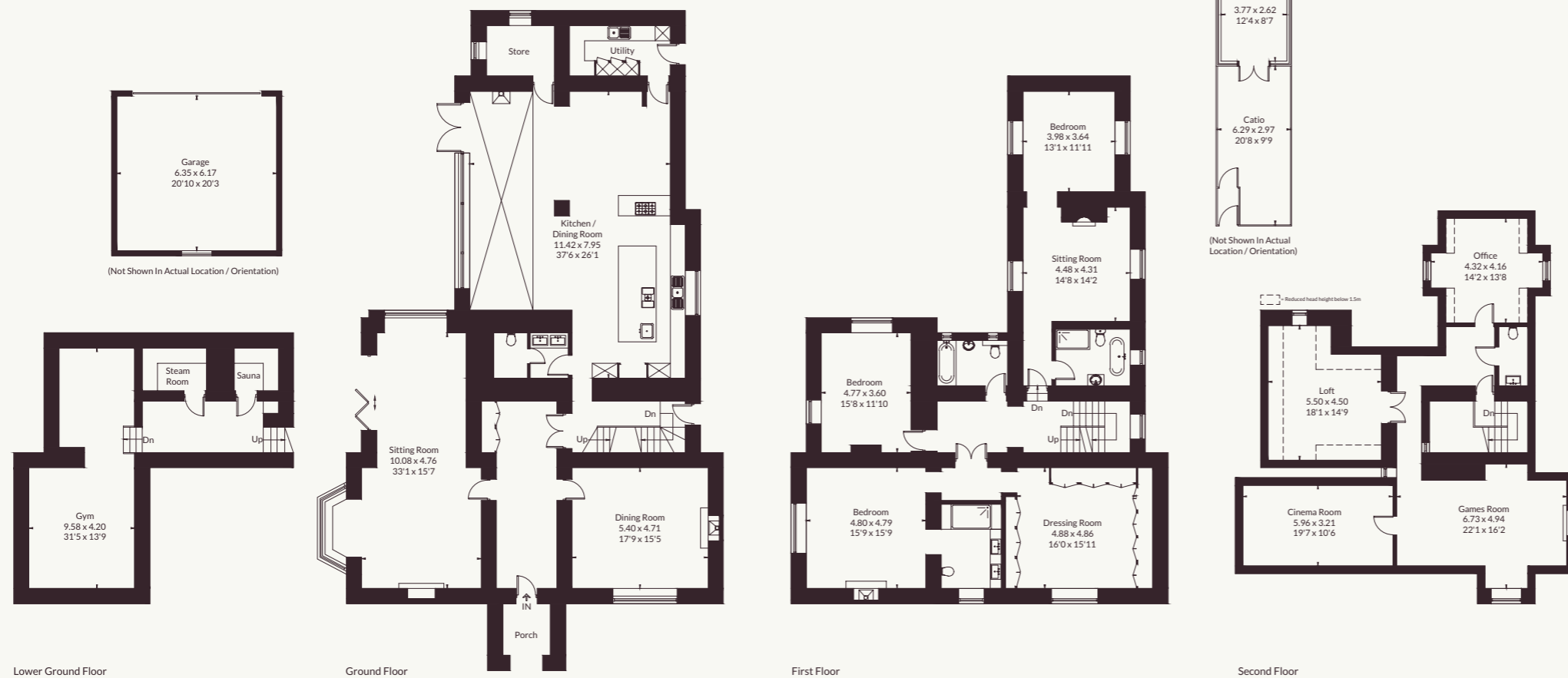
Approximate Floor Area = 576.3 sq m / 6203 sq ft
 Outbuildings = 52.4 sq m / 564 sq ft
 Total = 628.7 sq m / 6767 sq ft (Excluding Catio/ Including Loft)



Available to buy through



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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 #xxxxxx

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