



HEDGEROW · WADES LANE · PITCHCOMBE · STROUD

MURRAYS
SALES & LETTINGS

HEDGEROW WADES LANE
PITCHCOMBE
STROUD
GL6 6LQ

A beautifully presented and spacious period family home full of character and light set in a lovely elevated location on the edge of the village of Pitchcombe and with easy walking distance to both the popular market town of Stroud and the sought after village Cotswold village of Painswick.

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £800,000

FEATURES

- Cotswold period detached family home
- Full of charm and character
- Light and spacious
- Lovely far reaching views
- Large landscaped gardens to front and rear
- Swimming pool complex
- Gym/entertaining room
- Tandem garage and parking
- 4 Bedrooms
- 3 Bath/Shower rooms



DESCRIPTION

Beautifully situated in the Cotswold hills of Pitchcombe, this detached home offers the perfect balance of period charm, modern comfort, and flexible living. Thoughtfully extended and updated, the property includes four bedrooms and a host of versatile living spaces, making it ideal for families, multi-generational living, or those seeking a peaceful lifestyle with room to grow.

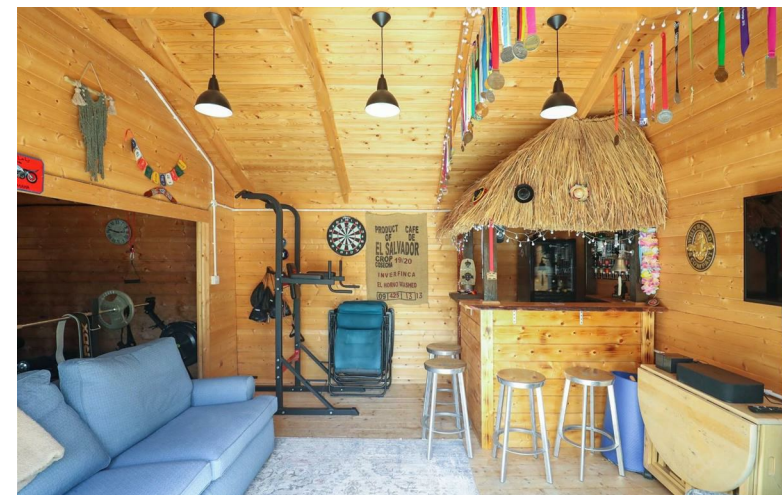
The heart of the home is the stunning bespoke kitchen/breakfast room, handcrafted by Sarah Jane's Kitchen, which combines elegant design with everyday practicality. With generous workspace, plenty of storage, and views to the garden, it's a warm and sociable space, perfect for daily life or entertaining. A utility room sits adjacent, providing additional functionality. The generous sitting room features an original inglenook fireplace, now fitted with a wood-burning stove—adding both warmth and character.

The ground floor hosts three double bedrooms, one of which could easily be repurposed as a home office or snug. The first bedroom offers an en-suite shower room, whilst the third offers a WC with sink.

Upstairs, a spacious landing area leads to a large dual-purpose bedroom/office, with further attic storage space beyond—ideal for hobbies, work, or additional guest accommodation. The eaves storage throughout the upper floor adds to the practicality. A spacious family bathroom benefits from a freestanding bath, WC and sink.

Outside, the home sits in a beautifully mature plot. The front garden is filled with fruit trees and planting, and includes a polytunnel, ideal for growing your own produce. The rear garden and patio area are perfect for entertaining and dining al fresco, and the grounds offer ample space for children or pets to enjoy. The real highlight of Hedge Row is the pool complex, which includes a heated swimming pool with cover, gym, pool house with bar, and pump room. The complex also benefits from a dedicated toilet and outdoor shower. This private, resort-style retreat brings a sense of luxury right to your doorstep.

Additionally, the home offers a double detached garage, an electric car charging port and an abundance of parking.





DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 2 miles just after the Pitchcombe junction turn left into Wades Lane. Continue to the bottom of the hill where the driveway to Hedgerow can be found on your right hand side.

LOCATION

Pitchcombe is a quintessential Cotswold village with an exceptional number of fine old properties built in the vernacular Cotswold style and echoing the fine architecture associated with nearby Painswick. The property offers English country living at its finest, surrounded by glorious Cotswold countryside, rolling hills, handsome period homes and pretty historic English churches.

Pitchcombe has a welcoming community and hosts numerous local events, including an annual fete. The Edgemoor Inn in the neighbouring village of Edge, is within easy walking distance. Nearby Painswick is within a five minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination. Painswick Beacon also hosts a popular golf course and the Rococo Gardens are well worth a visit. Stroud is less than ten minutes drive away and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times. Stroud has several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an award winning Saturday Farmers Market. Cheltenham is also within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, the property is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

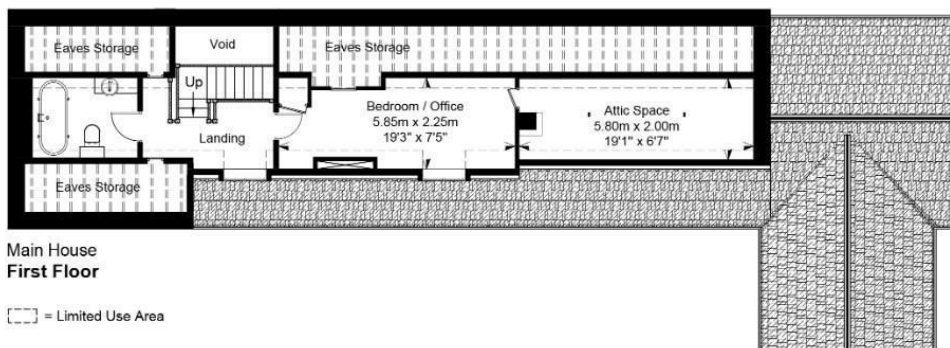


Hedge Row, Wades Lane, Pitchcombe, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

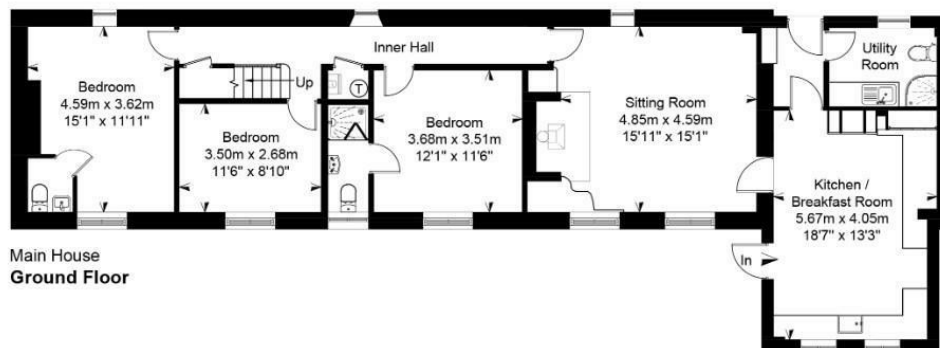
House	166 sq metres / 1787 sq feet
Attic Space	11 sq metres / 118 sq feet
Pool House	32 sq metres / 344 sq feet
Garage	21 sq metres / 226 sq feet

Total	230 sq metres / 2475 sq feet
(Includes Limited Use Area)	35 sq metres / 376 sq feet



Main House
First Floor

[---] = Limited Use Area

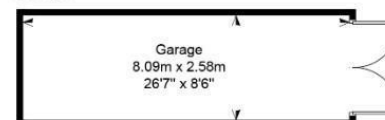


Main House
Ground Floor

Simply Plans Ltd © 2025
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Job No SP3814

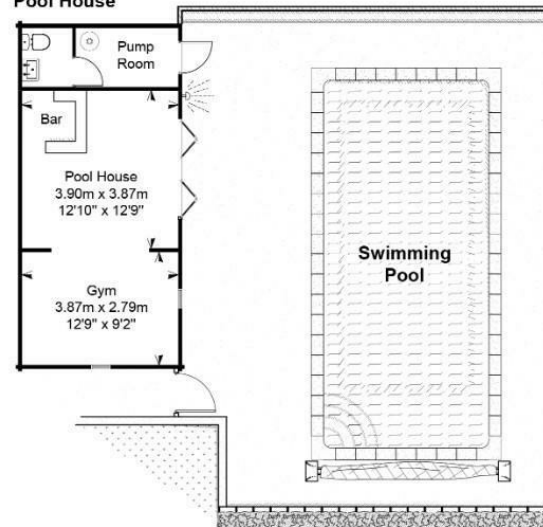
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Garage



Outbuildings
Not Shown In Actual Location Or Orientation

Pool House



Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

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Painswick

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

All mains' services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band F, £3,309.46 2025/26. Ofcom checker: Broadband - Standard 5Mbps Ultrafast 1,000Mbps. Mobile Networks - EE, O2, Vodafone and Three all good.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Painswick office on 01452
814655