

THE HOLLIES · BUTTERROW LANE · STROUD





THE HOLLIES · BUTTERROW LANE · STROUD · GL5 2NJ

BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £1,250,000

- Substantial Family Home
- Period Features
- Ample Parking
- Beautifully Renovated
- Peaceful Location
- Magnificent Views
- 5 Bedrooms
- Bordering Rodborough Common
- Landscaped Garden
- Area of Outstanding Natural Beauty

A substantial 5 bedroom family home nestled along a quiet country lane offering magnificent views, beautifully landscaped garden and ample parking.

DESCRIPTION

The Hollies is a superbly proportioned family home that works equally well for everyday living as for hosting family and friends. Dating back to circa 1840, the property has been the subject of a total renovation successfully combining period charm with modern day updates. Deep historic walls, aged flagstone floors, original beams and a lovely old fireplace sit harmoniously alongside underfloor heating and bespoke oak windows throughout.

The kitchen/dining room is clearly the heart of the home and a fabulous room for large family suppers or entertaining with friends. Bespoke wooden units provide plentiful discreet storage and there is ample room for a good-sized table. A large centre island with granite worktop offers useful additional space for food preparation. Double doors lead directly from the kitchen to the rear

garden and patio area, ideal for alfresco entertaining.

Steps lead off the kitchen to the sitting room where the original inglenook fireplace, with wood burner inset, creates a cosy focal point to the room. With plenty of space and fitted with engineered oak floorboards, the room works equally well for both cosy nights at home by the fire and for entertaining. A library/snug with bespoke units creates a useful second reception or home office. A back kitchen opens to the garden, ideal for overflow storage or food preparation for alfresco dining but working equally well as a utility, if preferred.

Five bedrooms are located on the upper floors with three first floor bedrooms, the principal with en-suite and in-built Sonos sound system, plus a separate family

bathroom. A further two bedrooms and additional bathroom are located on the second floor. All of the rooms have been carefully laid out and all benefit from wonderful views of either the valley or the garden. A large decking area framed with glass panels leads off one of the first floor bedrooms with access to the garden.

A spacious laundry/boiler room is conveniently located on the first floor although the ground floor back kitchen would work equally well as a laundry room if preferred.

OUTSIDE

The garden is a real feature of the property. Beautifully landscaped, the grounds comprise well-stocked borders and a tiered area to the side of the house with a charming arbor. An orchard with mature

fruit trees including cherry, apple and fig, together with a vegetable and fruit garden, offer the opportunity to live the self-sufficient 'good life.' A large enclosed patio area is ideal for summer parties or family BBQs. The garden is entirely enclosed by hedging and dry stone walling, making it a wonderful safe space for children and overlooking a pretty paddock to the one side.

A large parking area is located across the pathway from the house, with gravel parking for several cars.



LOCATION

The location of The Hollies is one of its key attributes. Nestled along Butterrow Lane, the house sits in an idyllic elevated position with spectacular far-reaching views across the Stroud Valley and with the added benefit of backing directly onto Rodborough Common.

Stroud offers numerous amenities with several leading supermarkets, including Waitrose, fitness facilities, cinema and award winning Saturday Farmers' Market. The market towns of Nailsworth and Minchinhampton are also within easy reach of The Hollies, offering a host of independent retailers, restaurants and coffee shops.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham and Beaudesert Park, in the private sector, is within easy reach.

The Hollies is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station (a 5 minute drive), or Kemble Station (circa 75 mins into London). The M4 and M5 motorways are both easily accessible.



DIRECTIONS

From Stroud, take the A419 east and at the traffic lights at Bowbridge, turn right. Proceed up the hill turning left into Butterrow Lane, just after passing The Toll House on the right. Continue along the lane and when you reach Montserrat Cottages on the left, The Hollies can be found opposite (by the blue road sign saying "unsuitable for vehicles over 6').





MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

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



TENURE

Freehold

EPC

D

SERVICES

Mains water and electricity, Oil central heating.
Sewage treatment plant. Stroud District Council
Tax Band G, £3,875.13 2025/26. Ofcom checker:
Broadband, Standard 29 Mbps; Mobile, EE,
Vodafone, O2 and Three

For more information or to book a viewing
please call our Stroud office on 01453 755552

The Hollies, Butterrow Lane, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 231 sq metres / 2486 sq feet
Store 5 sq metres / 54 sq feet

Total 236 sq metres / 2540 sq feet
(Includes Limited Use Area 11 sq metres / 118 sq feet)

Simply Plans Ltd © 2025

07890 327 241

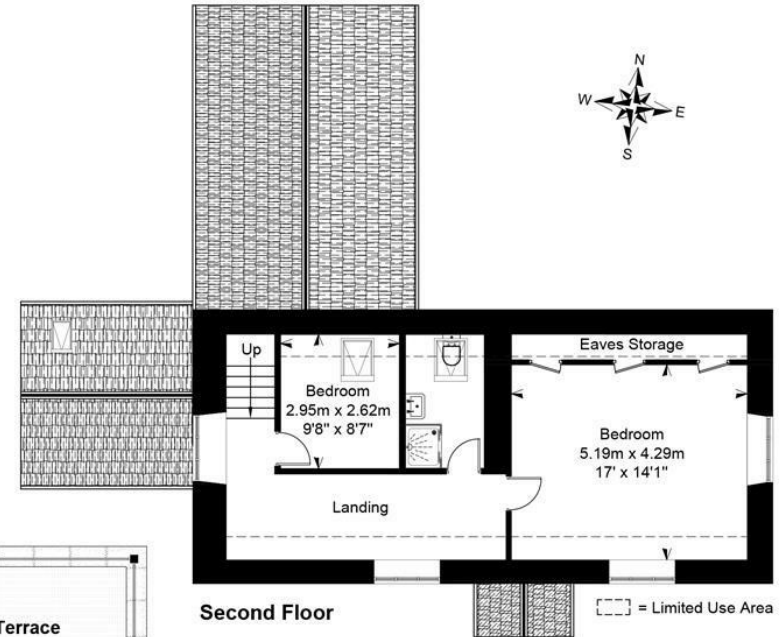
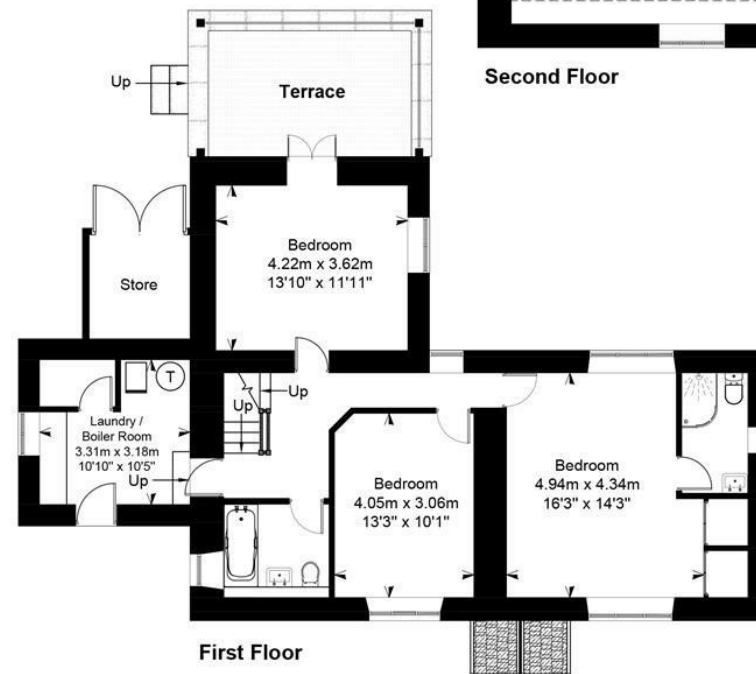
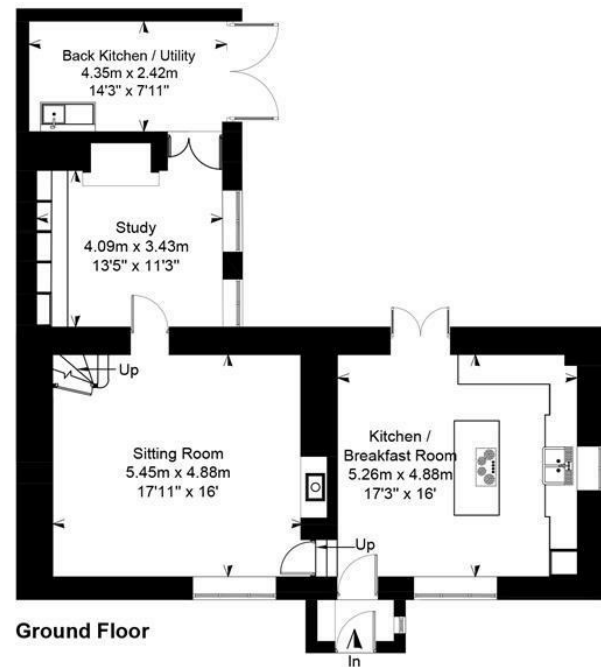
Job No SP3808

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



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate