



35 THE STREET · ULEY · DURSLEY

MURRAYS
SALES & LETTINGS

35 THE STREET
ULEY
DURSLEY
GL11 5TB

Located in the popular Cotswold village of Uley, this superbly proportioned, Grade II Listed period home has been stylishly and sympathetically renovated by the current owners to effortlessly blend period charm with welcoming spaces.

BEDROOMS: 6
BATHROOMS: 2
RECEPTION ROOMS: 4

GUIDE PRICE £950,000

FEATURES

- Period home in central village location
- 6 bedrooms
- 4 Reception Rooms
- 2 Bathrooms
- Off street parking for several vehicles
- Beautifully landscaped gardens
- Close to amenities
- Adaptable living spaces
- Viewing advised
- EPC D 59/79



DESCRIPTION

Located in the popular Cotswold village of Uley, this superbly proportioned period home has been stylishly and sympathetically renovated by the current owners to effortlessly blend period charm with welcoming spaces. With elegant accommodation, the property displays features such as exposed stone, beams and lovely fireplaces one with a wood burning stove and the others with a coal effect gas fire and an electric fire.

On the ground floor there are four equally well-proportioned reception rooms with the fourth offering the potential for a ground floor bedroom. The fitted kitchen provides a central point for these rooms with a neat utility tucked around the corner and windows/doors overlooking and leading to the fabulous gardens. Additional areas on the ground floor include a separate wetroom/cloakroom. A cellar (currently not in use and with limited head height) sits below the ground floor and is accessed via a hatch.

On the first floor there are four good size bedrooms, each offering a lovely view and features such as window seats and exposed beams. These rooms are serviced by the family bathroom and separate cloakroom. On the second floor are two further bedrooms.

The beautifully landscaped garden offers lawned areas, mature trees, shrubs and colourful borders. There is a lovely patio to sit

and enjoy the garden plus a summer house (with full electrics), workshop and greenhouse. There is parking for about four cars on the paved driveway.





DIRECTIONS

The property is most easily found by leaving our Stroud Office in the direction of Selsley. At the roundabout by Sainsburys, turn left up Selsley Hill and follow the B4066 in the direction of Uley. As you descend the hill into the village, continue down the hill passing the shop on the right hand side. After a couple of short, sharp bends in the road, the property can be found on the right hand side, just before the turning to New Cut.

LOCATION

The popular village of Uley is situated within a lovely part of the Cotswolds almost mid-way between Cheltenham and Bristol. The village offers many fine old buildings and is serviced with a church, primary school, doctors' surgery, community shop, public house and popular arts centre/cafe hosting a range of workshops and activities.

The village is approximately 2 hours from London by road and within easy reach of the M5 motorway for commuting to Bristol or the Midlands. The village offers easy access to a range of secondary schools in both the state and private sectors and is on the bus routes for the grammar schools in Stroud. The nearest main supermarkets are located in nearby Dursley together with everyday facilities including a library, leisure centre and a range of independent retailers including a local butcher. For more extensive facilities Stroud, Nailsworth and Tetbury are easily accessible by road where there are a greater range of supermarkets including a Waitrose supermarket and trains to London Paddington scheduled within 95 minutes (from Stroud).

A major part of the attraction of Uley is the truly special countryside, a fabulous source of country walks on the Cotswold Way, bridal paths/hacks and challenging golf courses. Nearby annual events include Badminton and Gatcombe Horse trials.



35 The Street, Uley, Dursley, Gloucestershire

Approximate IPMS2 Floor Area

House	290 sq metres / 3122 sq feet
Workshop	11 sq metres / 118 sq feet
Greenhouse	5 sq metres / 54 sq feet
Summerhouse	6 sq metres / 64 sq feet
Total	312 sq metres / 3358 sq feet
(Includes Limited Use Area	10 sq metres / 107 sq feet)

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Job No SP3725

This plan is for identification and guidance purposes only.

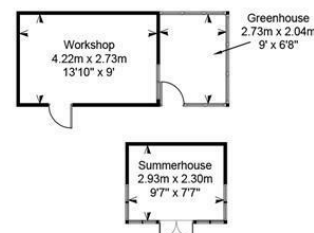
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Not to scale unless specified.

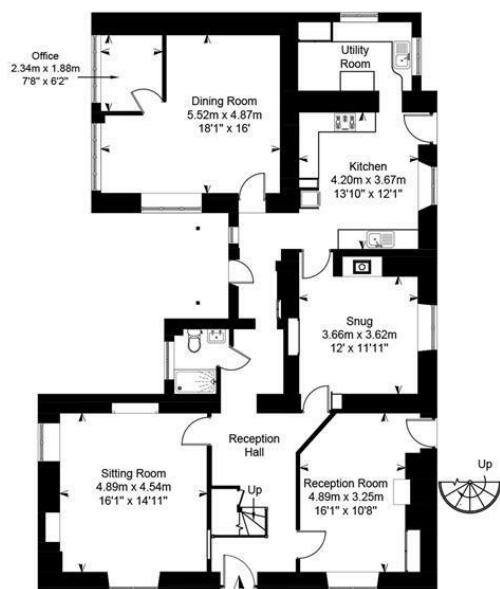
IPMS = International Property Measurement Standard

Outbuildings

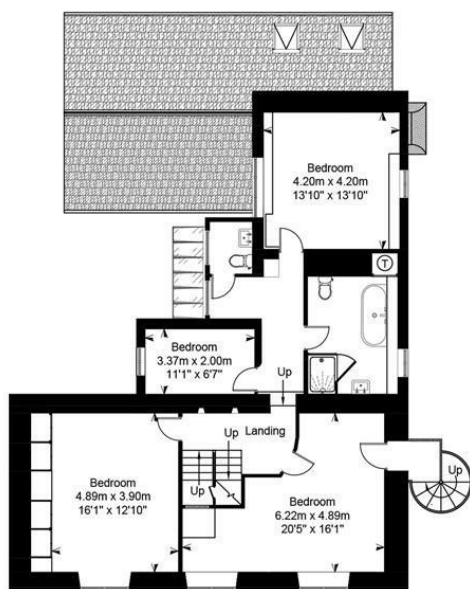
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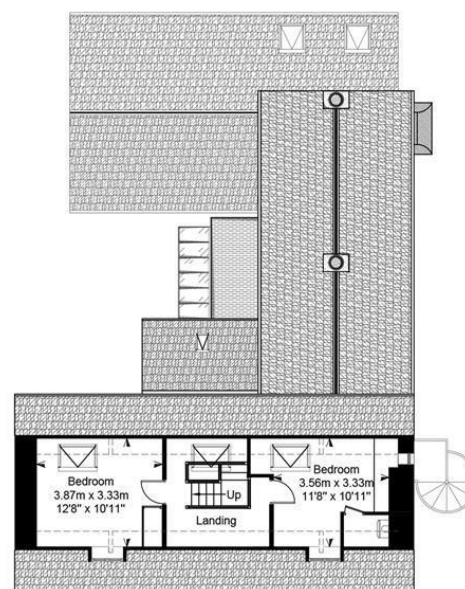
Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



Second Floor

SUBJECT TO CONTRACT

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MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,

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3 High Street, Minchinhampton GL6 9BN

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0870 112 7099

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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are believed to be connected to the property. Gas central heating, mains water and drainage. Stroud District Council Band: G £3,844.63, 2024/25. Ofcom checker: Broadband Standard 18 Mbps Ultrafast 1000Mbps. Mobile phone coverage; EE, Limited, Three Likely.

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