

NUPEND HOUSE ·  
NUPEND · STONEHOUSE









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GL10 3SP

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £1,250,000**

- No Onward Chain
- 4 Bedrooms
- 2 Reception Rooms in Main House
- Detached Studio
- Extensive Parking
- Grade II Listed Country Home
- 2 Bathrooms
- Attached Games Room
- Beautifully Landscaped Gardens
- Fabulous Period Features

An exceptional, beautifully proportioned and extensive family home that blends timeless character with the comforts of modern country living in a semi-rural hamlet.

## DESCRIPTION

Located in the semi-rural hamlet of Nupend, Nupend House is a beautifully proportioned and extensive family home that blends timeless character with the comforts of modern country living. Behind its charming red-brick façade, this oak-framed residence offers a warm welcome with a range of character features.

A generous reception hall sets the tone for the home's inviting interior, opening onto two elegant reception rooms, each featuring wood-burning stoves and delightful views over the garden.

These versatile spaces are perfect for both

everyday family life and refined entertaining. At the heart of the home lies the spacious kitchen/breakfast room, an ideal setting for family gatherings.

French doors provide direct access to the garden, while a practical adjoining utility and boot room offers additional convenience for busy households.

Upstairs, a beautifully crafted elm staircase leads to four well-appointed bedrooms. The principal suite boasts a "Jack & Jill" bathroom, with three further bedrooms, one with en-suite shower room, each enjoying garden views. Period features such as

exposed beams add warmth and character throughout. Additional conveniences include cloakrooms on both floors.

Attached to the house (with its own entrance) a social games room/bar offers a range of possibilities to suit every lifestyle.

The gated gardens are a standout feature of the property, boasting level lawns and beautifully stocked floral beds filled with a wide variety of mature plants and flowers. A separate kitchen garden adds both charm and practicality. Inviting seating areas at the front and side of the house provide the perfect setting to enjoy warm summer

evenings in a peaceful, sociable atmosphere.

To the side of Nupend House, a detached workshop/studio presents versatile space ideal for home working, leisure, or creative pursuits. Gated parking is conveniently located near the house, with additional space available in front of the studio, accommodating multiple vehicles.





## LOCATION

Nupend is a small, peaceful hamlet situated near Junction 13 of the M5 (Stroud), offering exceptional access to the national motorway network while remaining tucked away on a no-through road; ideal for those seeking tranquillity without sacrificing convenience. Nestled on the edge of the Severn Vale, just west of Stonehouse, this traditional farming area is characterised by a scenic patchwork of small fields, ancient hedgerows, and quiet lanes.

The nearest village of Eastington is well served with village shops, public houses and an 'OFSTED Outstanding' primary school.

Despite its rural charm, Nupend is remarkably well-connected. Stonehouse railway station, only a short drive away, offers direct services to London Paddington in approximately 90 minutes. The area is also well-served by a choice of excellent schools, including two grammar schools, Marling and Stroud High, as well as the independent Wycliffe College in Stonehouse.

Stonehouse itself has a range of independent shops, restaurants, and essential amenities including a doctors' surgery. Nearby Stroud enhances the local offering with four major supermarkets (including a large Waitrose), an award-winning Saturday Farmers' Market, a leisure centre, multi-screen cinema, and a lively theatre scene.

For those who enjoy the outdoors, the surrounding countryside provides excellent walking opportunities, and the gentle, level terrain of the Severn Vale is especially popular with cyclists.

Motorway M5 J13 Stroud - 1 mile,  
Gloucester Railway Station 14.5 miles,  
Stonehouse Railway Station - 2.8 miles,  
Cheltenham (central) - 18 miles, Bristol  
Temple Meads - 28.5 miles, Bristol  
Airport - approx. 37.5 miles. Distances are approximate.



## DIRECTIONS

The property is easily found by leaving Stroud in the direction of the M5 Motorway. Continue past Stonehouse towards the motorway and after approximately two miles at the roundabout by the Shell Service Station take the third exit and then almost immediately left again to Westend. After a short distance, take the right hand turning towards Nupend and continue for approximately half a mile where the access to the property can be found on the right hand side immediately after the Thatched Cottage on the left.









# MURRAYS

SALES & LETTINGS

## Stroud

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3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

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

## Minchinhampton

01453 886334

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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

## SERVICES

All mains services are believed to be connected to the property. Gas central heating, mains electricity, water and drainage. Stroud District Council Band: G £3754.58  
Broadband: Standard 3Mbps Ultrafast 1000Mbps.  
Mobile Coverage: EE, O2, Three and Vodafone.

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



## Nupend House, Stonehouse, Stroud, Gloucestershire



House  
Games Room  
Studio  
Garden Store

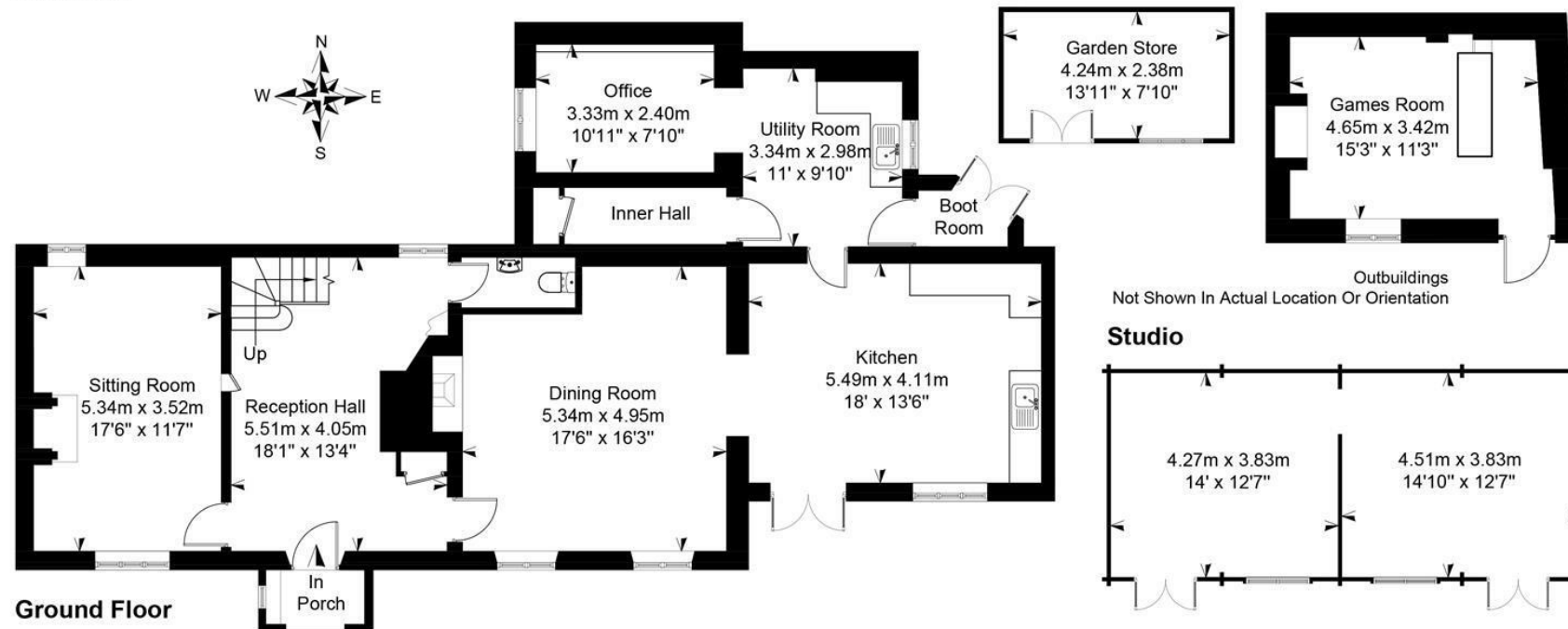
Approximate IPMS2 Floor Area  
219 sq metres / 2357 sq feet  
16 sq metres / 172 sq feet  
34 sq metres / 366 sq feet  
10 sq metres / 108 sq feet

Total 279 sq metres / 3003 sq feet

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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

**First Floor**



**Ground Floor**

## SUBJECT TO CONTRACT

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