



HILL HOUSE · SELSLEY EAST · STROUD



HILL HOUSE  
SELSLEY EAST  
STROUD  
GL5 5LL

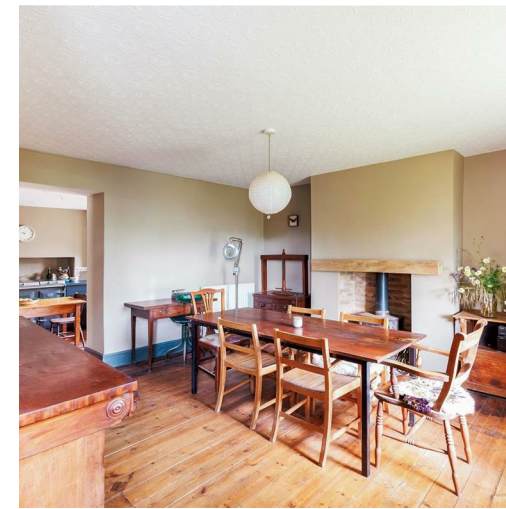
Located with direct access on to Selsley Common yet convenient enough for Stroud or Nailsworth town centres, this detached Cotswold Stone home offers adaptable spaces with the potential to create additional accommodation.

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

**GUIDE PRICE £850,000**

## FEATURES

- Direct Access To Selsley Common
- Detached Cotswold Stone Home
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Conservatory
- Outbuildings With Development Potential
- Garden And Terraces
- Double Car Port And Parking
- Views



## DESCRIPTION

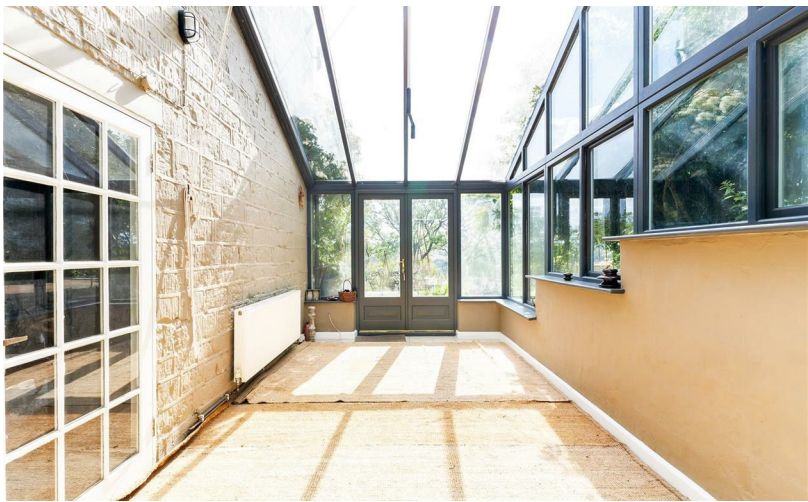
Hill House undoubtedly occupies one of the most fabulous locations with direct access on to Selsley Common and 'The Cotswold Way' path, running 102 miles from Chipping Campden to Bath. Constructed of Cotswold Stone, this spacious home retains many period features with additional potential.

Located next to the National Trust land know as Selsley Common, this traditional looking Cotswold home offers a rustic charm with a plethora of character features including an extensive range of stone outbuildings. Sitting above the market town of Stroud, the property offers spacious rooms (two with wood burning stoves) and features such as sash windows and wooden floors. The kitchen is equipped with a locally made 'Everhot' stove and traditional looking units, whilst bathroom facilities are available on both the ground and first floors. On the first floor there are four bedrooms with the master offering a room off (ideal for a study or walk in wardrobe), together with a family bathroom. A sheltered rear courtyard with a gateway to the common is located beyond the kitchen with two individual storerooms (one currently utilised as a workshop) and the other with a fabulous studio above. Subject to the necessary consents, the outbuildings offer the scope to create additional accommodation or a potential annexe.

Lovely, well-established gardens surround three sides of Hill House with the elevated setting providing far reaching views. Full of vibrant colours during the spring and summer months, the gardens are equipped with sociable seating areas ideal for outdoor dining. Fruit trees including quince, apple, plum and crab apple are just some of the delights along with roses, acers and many more. A double car port offers parking for two cars with additional parking in front.







## DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 motorway. At Sainsbury's roundabout take the left turn scenic route signposted to Selsley. Continue up the hill through the village and over the cattle grid. Continue along and Hill House is the first property on the right hand side.

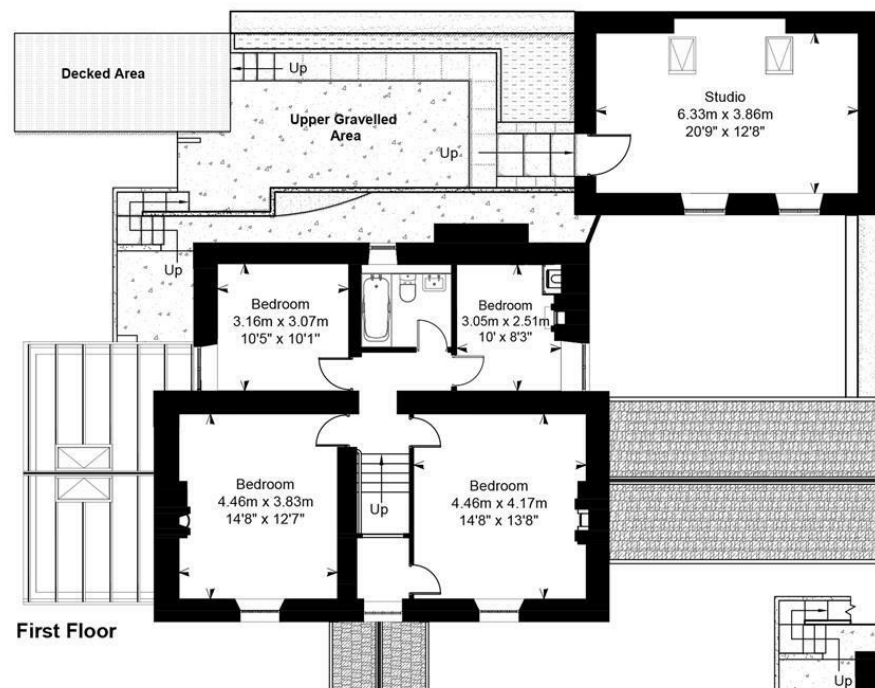
## LOCATION

Hill House is situated with direct access on to an ancient common with just under 100 acres; being a site of special scientific interest noted for its rare plants, Selsley Common is a marvellous 'green lung,' popular with dog walkers.

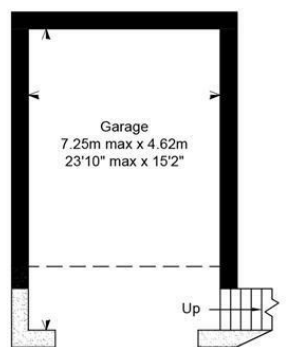
The village, just down the hill, has a good pub and is conveniently close to Stroud, the administrative centre for the district with a full range of services. These include a Waitrose superstore and three other supermarkets, an award winning farmers' market, a good range of independent retailers, two grammar schools and main line railway station - London Paddington circa 90 minutes. By road the capital is approximately 2 hours via the M4 or the M40, while Junction 13 (Stroud) of the M5 is only 10 minutes away for commuting to Bristol or the West Midlands. The local scenery is dramatic, with Stroud at the heart of five different river valleys, each with their own identity. The area is excellent for walking and cycling, with a cycle track running between Stroud and Nailsworth. There are also three challenging golf courses in the vicinity.





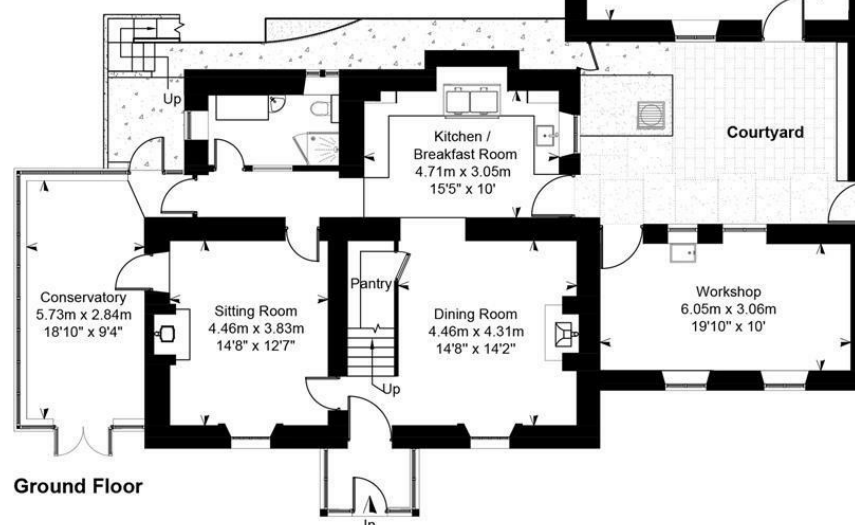


First Floor



Lower Ground Floor

Outbuildings  
Not Shown In Actual Location Or Orientation



Ground Floor

## Hill House, Selsley Hill, Stroud, Gloucestershire

House  
Garage  
Workshop  
Studio  
Barn

Total

Approximate IPMS2 Floor Area  
175 sq metres / 1884 sq feet  
33 sq metres / 355 sq feet  
19 sq metres / 204 sq feet  
25 sq metres / 269 sq feet  
24 sq metres / 258 sq feet

276 sq metres / 2970 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

# MURRAYS

## SALES & LETTINGS

### Stroud

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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

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### SERVICES

Gas central heating, mains water, electric and drainage. Stroud District Council - Band F £3338.30. Ofcom checker: Broadband Standard 22 Mbps, Ultrafast 1000 Mbps. Mobile coverage, EE, Three, O2 and Vodafone all limited.

## SUBJECT TO CONTRACT

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