

THE GRANGE · COWSWELL LANE
BUSSAGE · STROUD





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BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 4

GUIDE PRICE £1,425,000

- Magnificent Country House
- Landscaped Garden
- Beautifully Presented
- Garage
- Views
- Period Features
- Superb Open-plan Kitchen
- Detached Stable Block with Studio
- Outbuildings
- EPC D 61/74

With origins dating back to 1799, this beautiful period home has evolved over the centuries through sympathetic Victorian and later additions. Combining elegant proportions with a wealth of original character, it enjoys beautifully landscaped gardens and far-reaching valley views.

Description

Steeped in character, this stunning period home is defined by its elegant proportions, light-filled interiors and wealth of original charm. Beautifully presented throughout, it provides superb family accommodation in an exceptional setting.

The principal reception rooms enjoy lovely views over the gardens and comprise a spacious drawing room, a sitting room and a family room. The drawing room is an especially impressive space with exposed ceiling beams, a wood-burning stove providing a welcoming focal point and double doors opening onto a patio and the front garden. Oak flooring extends throughout the ground floor, with the exception of the kitchen, creating a wonderful sense of warmth and continuity.

The impressive L-shaped kitchen brings together cooking, dining and everyday living in one beautifully connected open-plan space. Centred around a large island, it features bespoke cabinetry providing ample, discreet

storage, with plenty of room for a substantial dining table along with space for a sofa and coffee table. Two sets of double doors open onto the enclosed patio, the perfect spot to soak up the wonderful views across the Toadsmoor Valley. A separate laundry room leads directly off the kitchen.

A study offers an ideal space for home working, while a cloakroom completes the ground floor accommodation.

A handsome staircase leads from the reception hall to the first floor, where the principal bedroom enjoys views over the front garden and is complemented by a superb en-suite bathroom and walk-in dressing room. Two further double bedrooms are also found on this floor, served by a spacious and stylish family bathroom.

The second floor provides two further double bedrooms, thoughtfully arranged around a Jack and Jill bathroom, creating a well-balanced layout that works equally well for family living and visiting guests.

Garden, Grounds & Outbuildings

The beautifully landscaped gardens have been thoughtfully designed to create a series of distinct outdoor spaces, each with its own character and outlook.

The gardens wrap around the house creating a wonderful sense of flow between the different areas, while mature trees, including a magnificent aged yew tree in the front garden, well-stocked borders and a productive kitchen garden combine to create a setting that is both established and beautifully private.

A choice of terraces and seating areas, including those adjoining both the kitchen and drawing room, provide idyllic places to relax or entertain.

The former ice house, now thoughtfully repurposed as a wine store, provides a fascinating reminder of the property's history, while the original stable block, proudly displaying the carved date of 1799, remains another notable feature. Above the stable

block, the former hayloft once served as the stable boy's room, adding another chapter to the story of this remarkable home.

The stable block and garage are ideally configured to create additional accommodation. Comprising a stable, hay loft and storeroom, the 3-storey space would convert well for multi-generational living or a self-contained guest suite (subject to the necessary planning consent).

Complementing the house is an excellent range of outbuildings including a separate garage, workshop and useful store, together with ample gated driveway parking.



Location

Old Bussage comprises the original settlement part of the village and is set high up on a west facing ridge with views towards the Toadsmoor Valley between Stroud and Chalford.

The village is surrounded by open countryside ideal for walking and riding whilst also benefitting from excellent amenities including a Tesco Express, Boots Pharmacy, church and a pub, all within half a mile from The Grange.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Beaudesert Park in Minchinhampton is within easy driving distance and there are also several sought-after private schools in nearby Cheltenham. Stroud, Gloucester and Cheltenham all host sought-after selective grammar schools and Thomas Keble in nearby Eastcombe is also a popular choice.

Cheltenham and Gloucester are within commuting distance and there are

regular bus services into nearby Stroud. Stroud has excellent amenities with several leading supermarkets, including Waitrose, as well as an award winning Saturday Farmers' Market.

The village is well-connected for transport links with London circa 70 minutes by train from Kemble Station and circa 2 hours by road. Both the M5 and M4 motorways are accessible and the market towns of Cirencester, Cheltenham and Bath, are all within easy reach.



Directions

From Stroud proceed east towards Cirencester on the A419. Turn left after circa 3 miles into Toadsmoor Hill in the direction of Eastcombe. Turn right at the top of the hill into The Ridgeway and then turn immediately right again into The Ridge. Follow the road past the The Ram pub and up the hill. When you get to the T junction turn right into the Ridgeway. Go past the playing field on your left and Cowswell Lane is halfway along the playing field on your right; turn right into Cowswell Lane and the property is located after a short distance on the right hand side.





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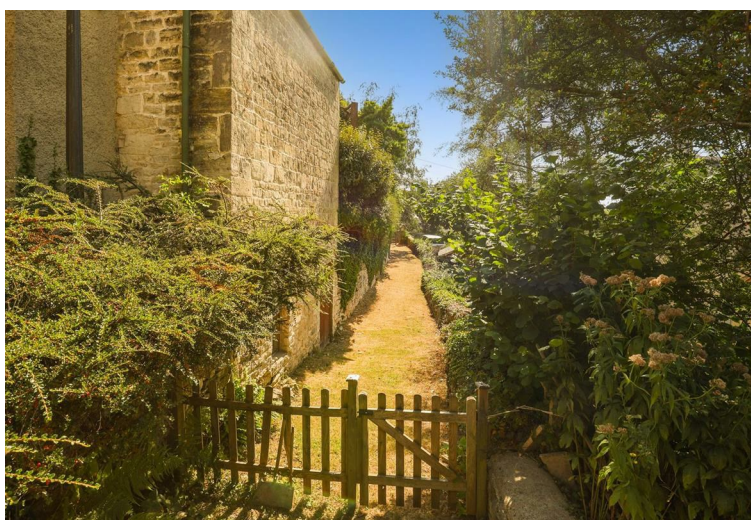
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TENURE

Freehold

EPC

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SERVICES

Mains electricity, gas, water and drainage. Gas central heating. Stroud District Council Tax Band G, £4,082.59 2026/27. Ofcom Checker: Broadband, Standard 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps; Mobile, EE, 3, Vodafone & O2

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

