

The Old Mansion

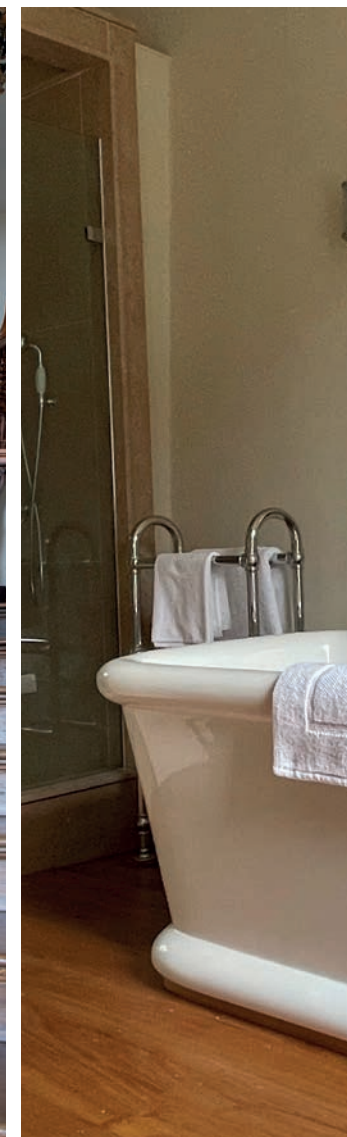


The Old Mansion, Far Wells Road, Bisley, Stroud, Gloucestershire GL6 7AQ

The OLD MANSION

Cotswold Elegance at its Best -
a truly impressive Grade II* listed
property

Seven bedrooms, three bathrooms, shower
room, garaging, stable/store, mature
landscaped gardens, paddock and woodland
extending to circa 7 acres in total.



The PROPERTY



The Old Mansion

The Old Mansion is a truly impressive, three storey, grade II* listed, detached property. With garaging for 3 cars and stable/store, extensive private gardens, paddock and woodland the property extends to just over seven acres in total. Located in an idyllic setting on the edge of the picturesque village of Bisley, near Stroud, The Old Mansion personifies Cotswold elegance at its best.

The property dates in part from the 17th Century and has many character features. It has an entry in Nikolaus Pevsner's Buildings of England and has been refurbished by the current owner.

The ground floor accommodation consists of an elegant drawing room with large Inglenook fireplace, separate dining room, study, TV/garden room with French doors onto a stone garden terrace, kitchen (with fitted cupboards, dresser and gas stove), adjoining larder and utility room. The first floor comprises an impressive master bedroom with en-suite bathroom, three further bedrooms and family bathroom. The second floor consists of three bedrooms, one with an en-suite shower room and further family bathroom and storeroom. There is also a basement accessed from the main entrance hall.





The GARDENS & GROUNDS

Outside the mature gardens extend to approximately 2.8 acres and the paddock and woodlands extend to a further 4.5 acres approximately. With flagged stone terraces, stunning water features and wonderful views the garden is a haven where you can relax and unwind.





The LOCALITY

The Cotswolds are renowned for their beautiful rolling landscape and enchanting towns and villages. Situated in the heart of the Cotswolds Area of Outstanding Natural Beauty the village of Bisley is charming and quintessentially Cotswold. It is noted for its wealth of Cotswold stone houses of architectural and historic interest and of particular note are the Seven Wells which you pass on the way to the property.

The local towns of Stroud, Cheltenham, Cirencester, Painswick and Tetbury provide excellent shopping and are home to numerous well-known restaurants and regular farmers' markets. The local leisure and sporting opportunities are plentiful including golf courses, theatres, Westonbirt Arboretum and Cotswold Water Park to name a few. For those who enjoy equestrian activities Badminton and Gatcombe horse trails, polo, Cheltenham racecourse and the Beaufort, Cotswold and VWH Hunts are all within easy reach. There are extensive attractive walking routes within the locality many of which are accessible direct from the property.



Local Schools

There are reputable schools nearby including the local primary school in Bisley Village. Beaudesert Prep School, Wycliffe College, Cheltenham College, Cheltenham Ladies College, Dean Close and the Grammar schools in Stroud, Cheltenham and Gloucester are all within commuting distance.

Directions

From the Post Office/Shop in the centre of Bisley village follow the high street in a southward's direction, take the right turn down a steep hill onto Wells Road. Pass the wells on the right-hand side, the road will then take you onto Far Wells Road. Pass The Old Mansion and gardens on the left-hand side to the automated metal gates on the left-hand side which lead into the gravelled parking area.

Postcode GL6 7AQ

Stroud and Kemble (Cirencester) are both mainline stations to London Paddington.

Stroud 4.5 miles. Cirencester 10 miles. Cheltenham 13 miles. Kemble Station 10.5 miles. Heathrow Airport 90 miles. Bristol Airport 46 miles.

(All distances are approximate)



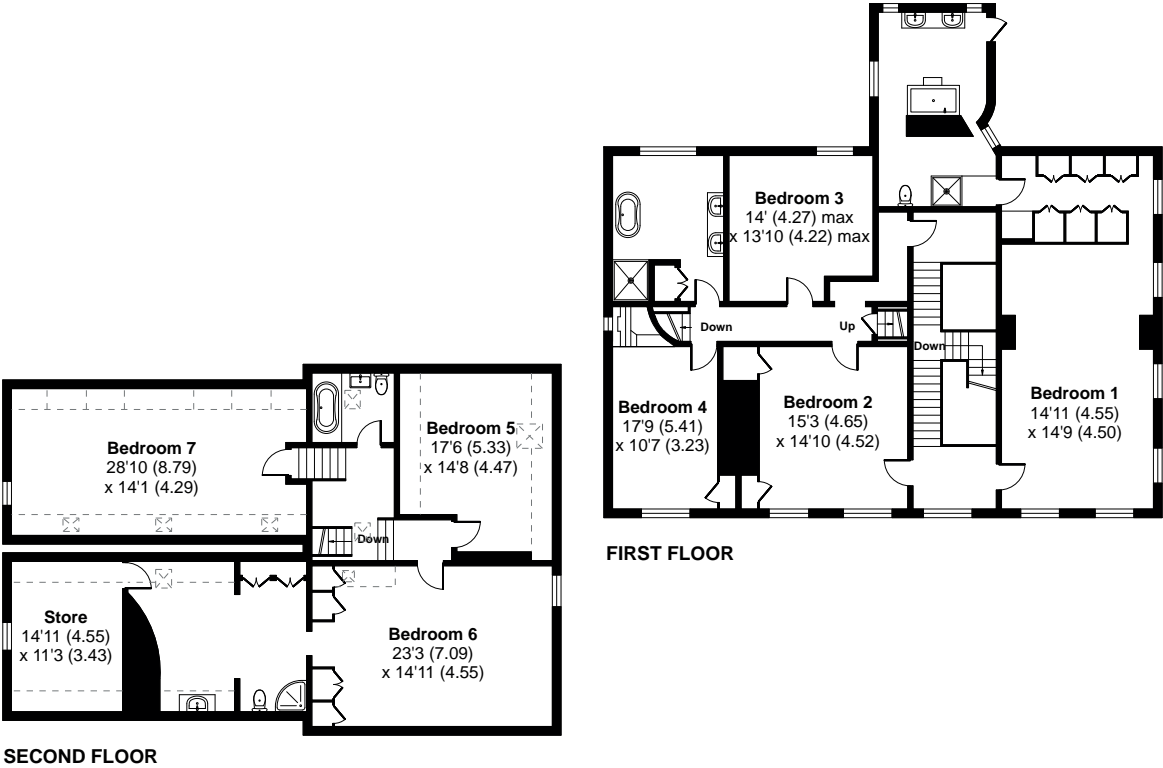
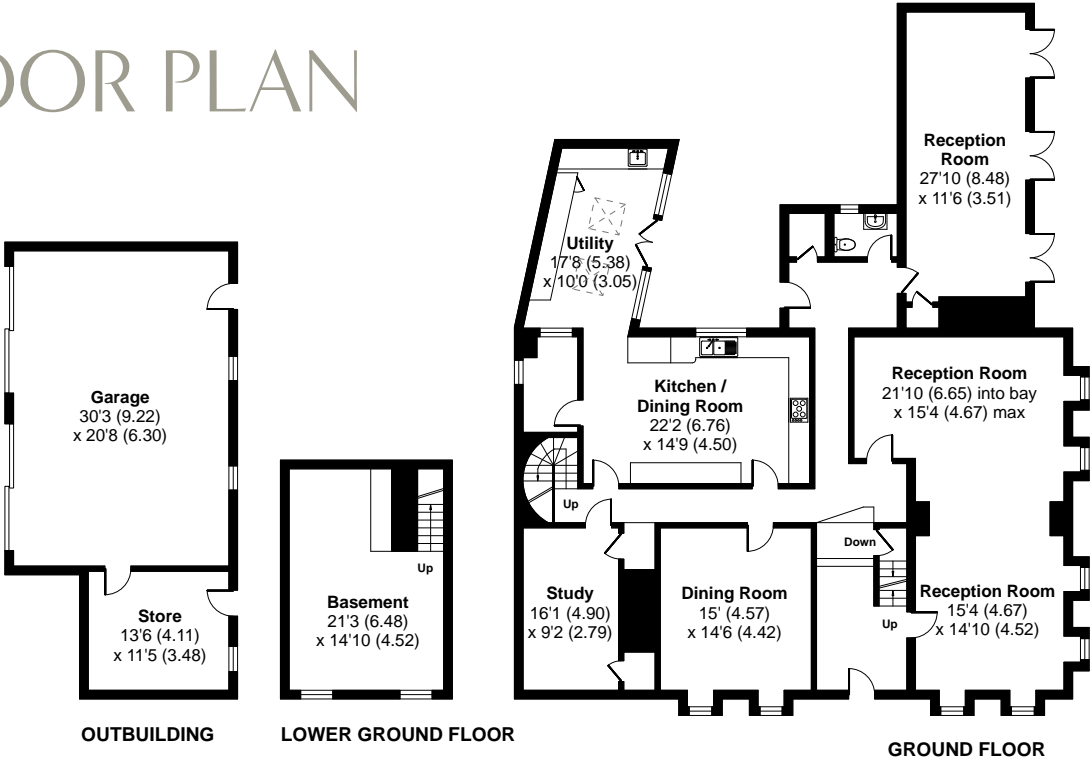


Denotes restricted head height

Far Wells Road, Bisley, Stroud, GL6

Approximate Area = 6638 sq ft / 617 sq m (includes garage)
Limited Use Area(s) = 279 sq ft / 26 sq m
Outbuilding = 154 sq ft / 14 sq m
Total = 7071 sq ft / 657 sq m

The FLOOR PLAN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021. Produced for Greens Chartered Surveyors. REF: 759177

General

Tenure and Possession: The property is freehold and offers vacant possession on completion

Services: Mains gas, electricity, water and drainage. Gas central heating. Underfloor heating in part. Cat 5 LAN wiring. Fibre broadband.

Listing: Grade II*

Local Authority: Stroud District Council, Ebley Mill, Ebley Wharf, Stroud GL5 4UB. Tel: 01453 766321
www.stroud.gov.uk

Council Tax: Band H

Viewing Arrangements: Strictly by appointment with Greens Chartered Surveyors - 01453 521956

Particulars: The particulars were prepared in September 2021

Fixtures and Fittings: All fixtures and fittings are excluded from the sale unless otherwise stated but may be available by separate negotiation.

Important notice:
The sole Selling Agents Greens Chartered Surveyors for themselves and for the Vendor give notice that:
These particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute part of an offer or contract. Should there be any discrepancy between these Particulars and the General Remarks, Information, Stipulations and Contract for Sale, the latter shall prevail.

All descriptions, dimensions, reference to condition, necessary permission for use and occupation and other details are given in good faith and are believed to be correct. The property is sold will all faults and defects, whether of condition or otherwise and neither the Vendors nor Greens Chartered Surveyors as the Selling Agents are responsible for such faults or defects or for anything about them contained in the Particulars of the property.

The Purchaser shall be deemed to acknowledge that they have not entered into a contract in reliance of any of the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise, and that no warranty nor representation have been made by the Vendors, nor their Agents in relation to or in connection with the property.

Any error, omission or misstatement in any of the said statements shall not entitle either party to compensation or damages, nor in any circumstances to give either party cause for action.

No person in the employment of Greens Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to the property.

All acreages, distances, times and measurements are approximate.
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the Selling Agents who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. The Vendors together with the selling agents, have made every endeavour to verify the information provided.

Any Purchaser should seek to make their own enquiries to confirm specific details.





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