



THE OLD PRIORY

North Woodchester, Gloucestershire

AN HISTORIC GRADE I
LISTED FORMER MANOR
HOUSE WITH A UNIQUE
ROMAN HERITAGE.

THE BRIEF.

Main House:

Galleried reception hall | Drawing room | Dining room | Morning room | Study
Kitchen | Family room | Extensive domestic area

Principal bedroom suite with dressing area and bathroom
Four further bedrooms and bathrooms | Tower room | Wine cellar

Ancillary Accommodation and Outbuildings:

Independent three bedroom cottage with sitting room, dining room, kitchen,
two bathrooms

Stable building and garaging

Priory Lodge Available by separate negotiation

Gardens and Grounds:

Pool house with extensive entertainment space
Swimming pool | Tennis court | Lake and waterfall
In all 85 acres

“Historic houses are among our society’s most precious assets. They beautify the built environment, link us to our past and inspire us to build well in the future”.

Hamish Scott, The Spectator





WHY WE LOVE THE OLD PRIORY

The Old Priory is a beautifully restored Cotswold manor house situated on the site of one of the largest Roman Villas in England. The present house has origins that go back to the early 16th century though much evident today is the work of 19th century architects when the house was largely remodelled to provide for a supremely comfortable family home.

The history of The Old Priory is fascinating in as much as it chronicles and reflects the development of this area which has a rich and diverse heritage. The now covered remains of the Roman Villa which extend over more than 2 acres and is remarkably preserved (and recorded in significant detail in a beautifully bound late 18th century account), though has not been exposed since 1973. Although known as The Old Priory for more than 200 years it is believed that any specific ecclesiastical associations were pre reformation. Elements of the Roman Villa were used and can be seen in the fabric of the existing house.

No less impressive is the setting which places the house in an enviable situation close to the thriving market towns of Stroud and Nailsworth and yet with bucolic views

principally of ones own land which extends to some 85 acres.

The current house is planned around an H shape with the principal entertaining space situated on a raised ground floor. The large vaulted ceilinged hall gives a measure of the style and overall scale of the rest of the house. From the hall the drawing room, dining room, and a professional kitchen, all lead, making it an ideal space in which to entertain. The library and study are adjacent.

The large and well-arranged family kitchen is situated on the ground floor and leads directly onto the garden and a terrace. The whole of this floor is everyone's dream space with traditional style boot rooms, pantry and laundry room along with a cellar.

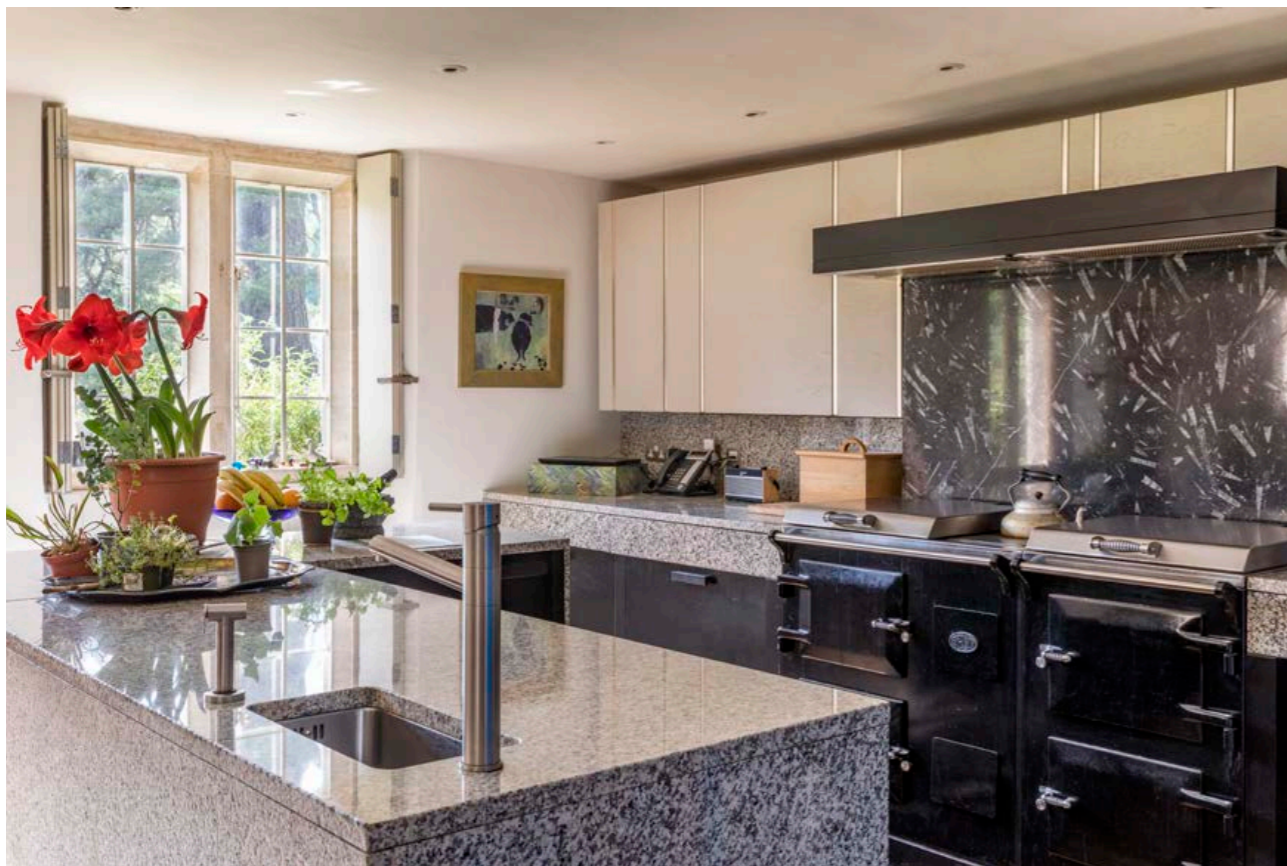
The first floor is perfectly arranged for family and guests although a separate guest house across the courtyard is always handy. The generous principal bedroom and bathroom occupies a wing of the house with a second bedroom and bathroom nearby that also hides a secret tower room. Three further bedrooms and three further bathrooms complete the ideal arrangement.



THE OLD PRIORY



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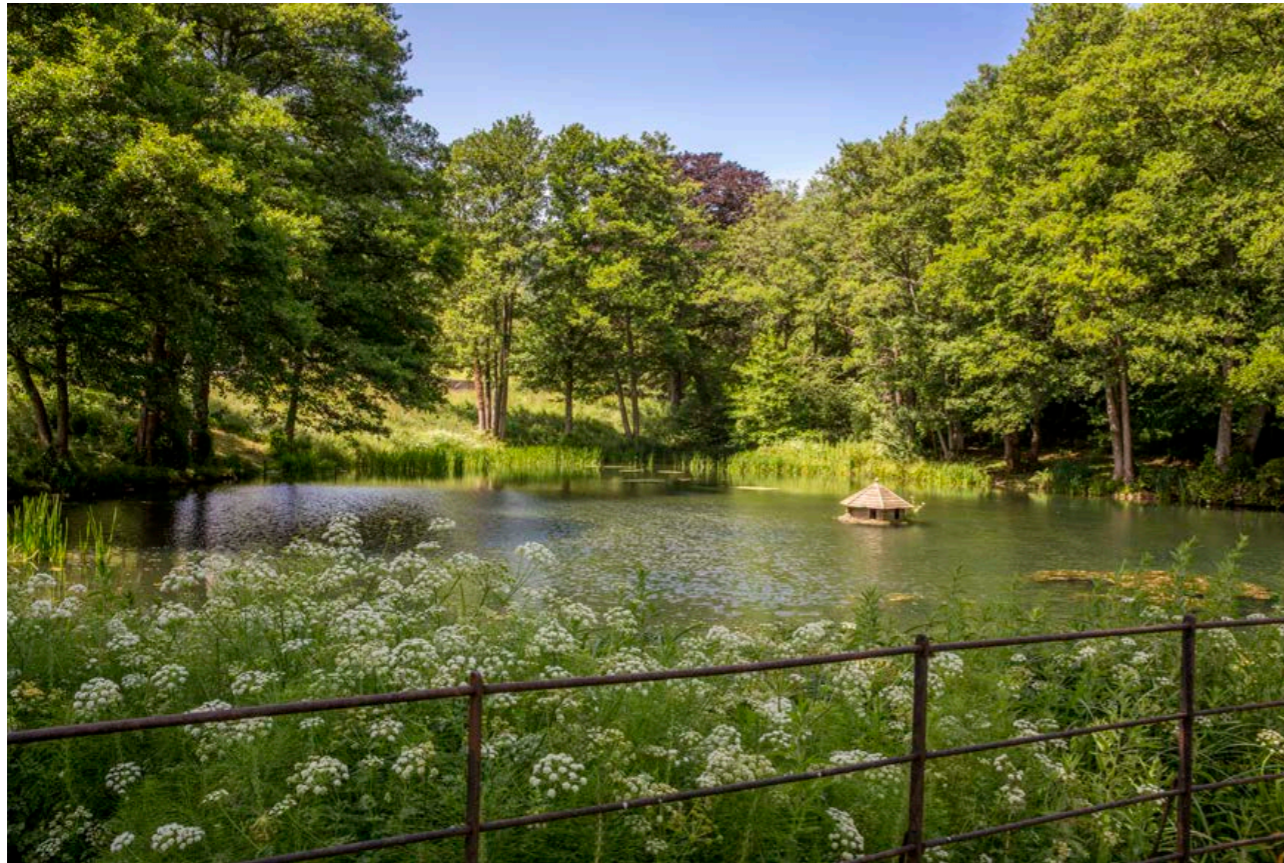


THE OLD PRIORY



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THE MAGIC OF AN ENGLISH GARDEN

The grounds add completely to the magic of The Old Priory. Largely restored and re-imagined by the current owners with great style and a plantsman's understanding and appreciation of an English garden. There is much to delight including an acre lake, Victorian spring water garden, kitchen garden, orchard, woodland walks, formal lawns and herbaceous borders.





SPORTING CHOICE

As you would expect of a house of this quality it comes with a Tennis Court and the most stunning infinity Swimming Pool (12m) and Pool House (the design of which is inspired by the Roman heritage of the site) with a 32ft entertaining room along with changing/shower room and fully equipped kitchen.



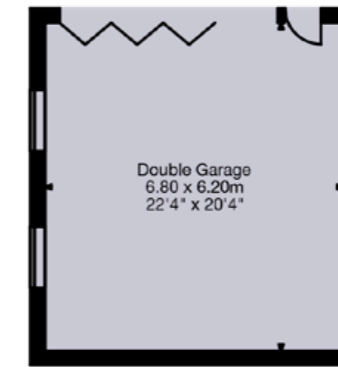
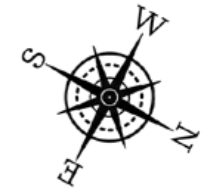


The Old Priory

Gross Internal Area Approx:

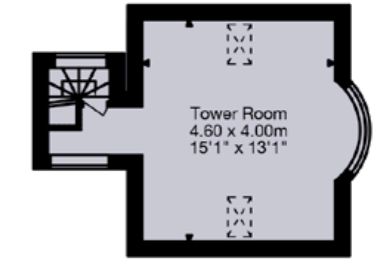
The Old Priory: 887 sq m // 9,547 sq ft

Not to scale. For identification purposes only.



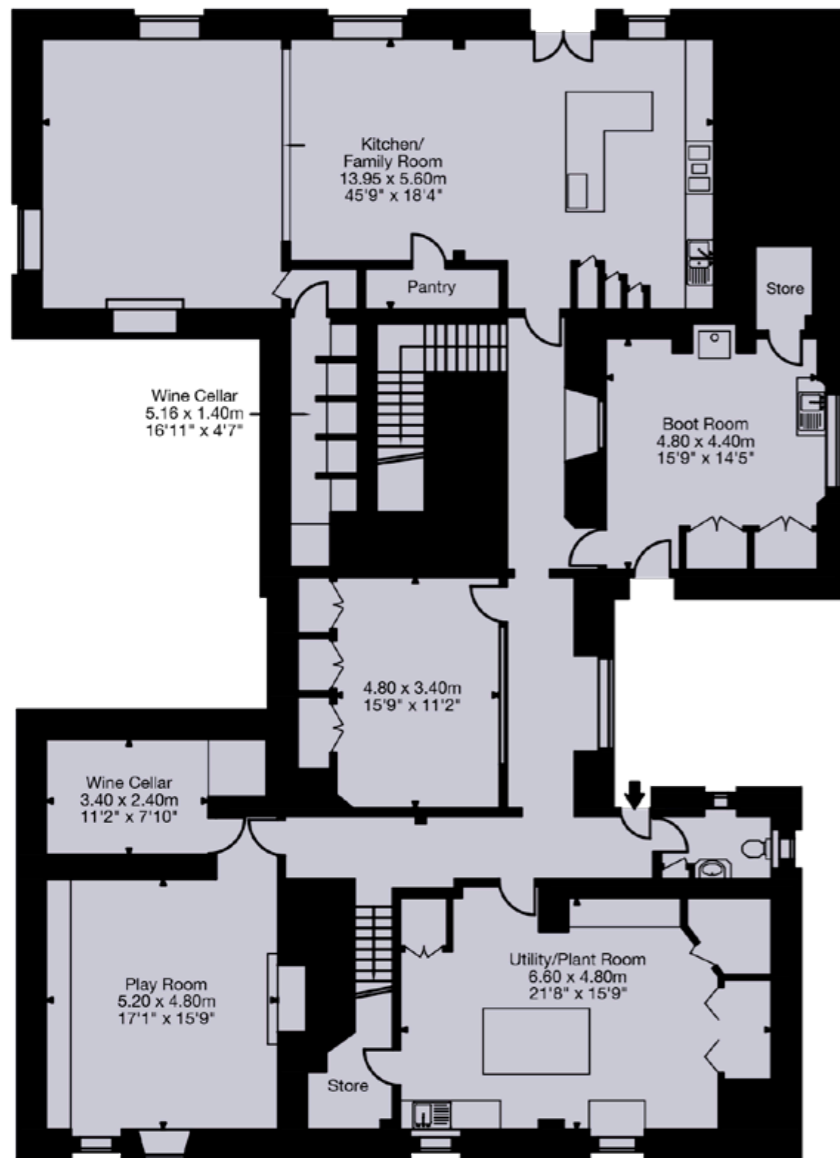
Double Garage
6.80 x 6.20m
22'4" x 20'4"

Garage

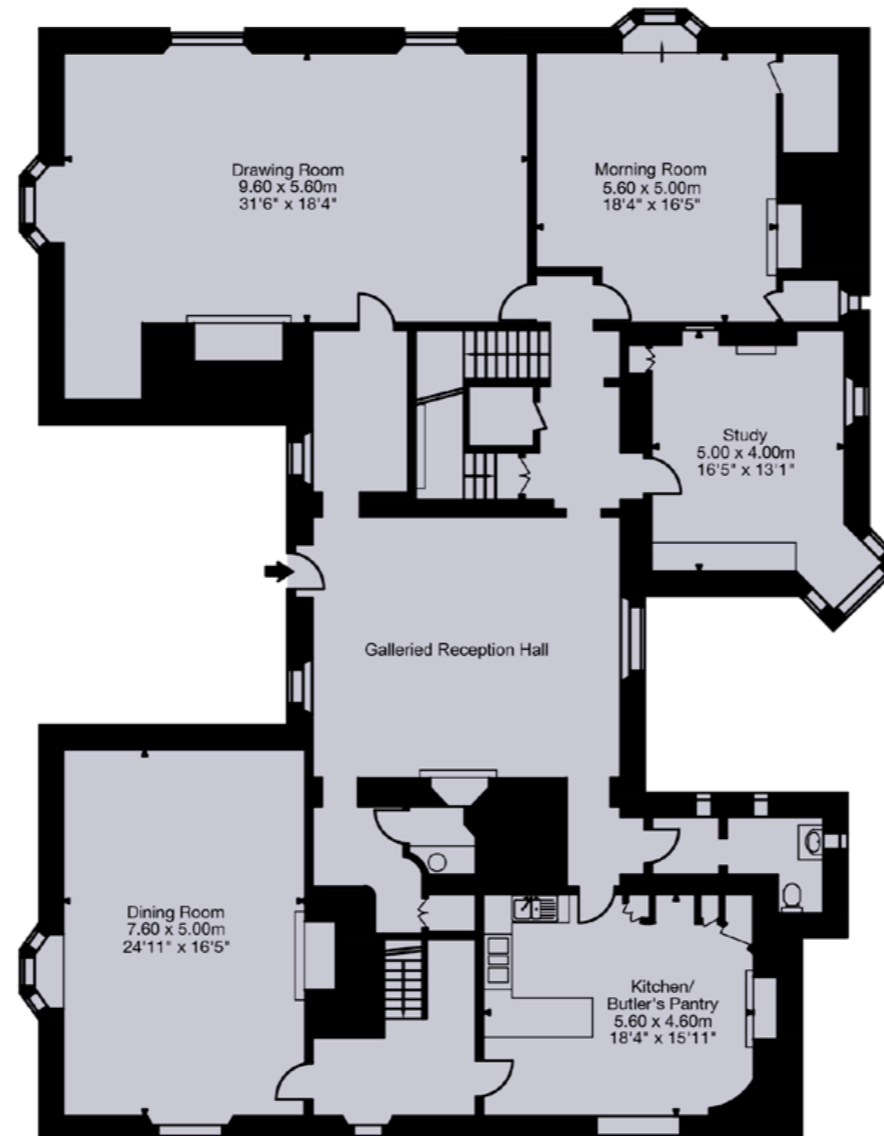


Tower Room
4.60 x 4.00m
15'1" x 13'1"

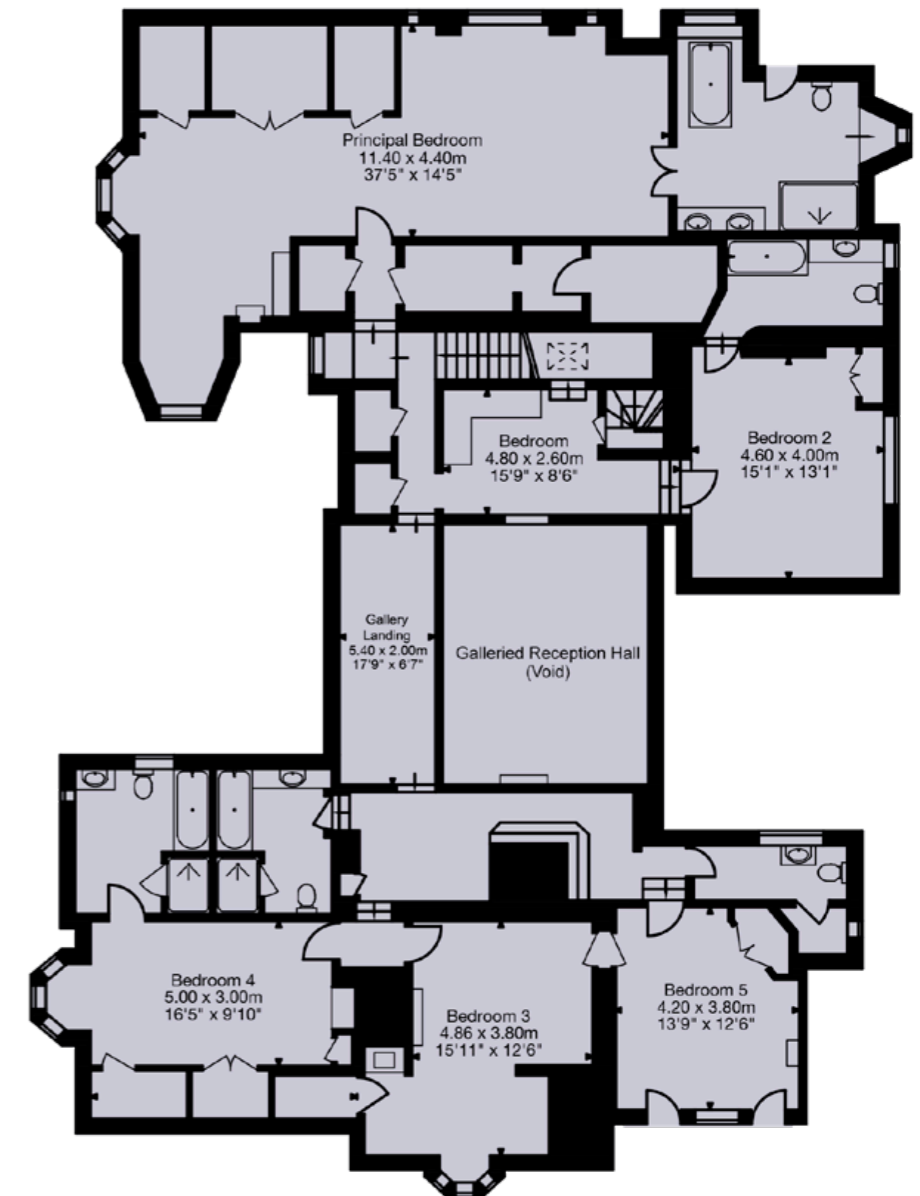
Second Floor



Ground Floor



Raised Ground Floor



First Floor



Space for everyone, friends, family, help, work space

STABLE COTTAGE AND OTHER OUTBUILDINGS

There is an attractive range of period stone buildings including garaging and stabling, with many of the original features and fittings still in place. (Subject to planning permission) It would also make for further residential accommodation. Stable Cottage is an immaculately restored cottage with

three bedrooms, two bathrooms, kitchen, dining room and living room and has proved to be a very popular Airbnb.

Priory Lodge situated at the far end of the property on the Stroud Road is available as separate lot and is subject to a tenancy.



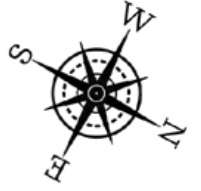
The Old Priory

Gross Internal Area Approx:

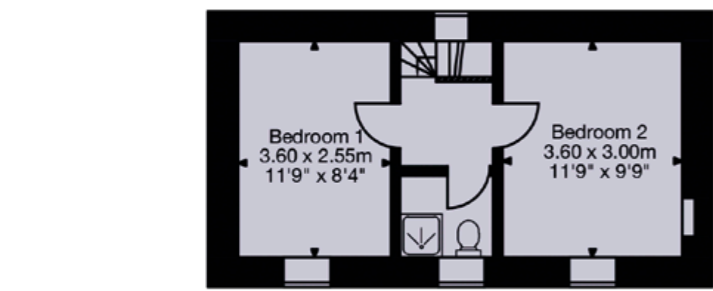
Priory Lodge: 101 sq m / 1,087 sq ft

Stable Cottage: 117 sq m / 1,259

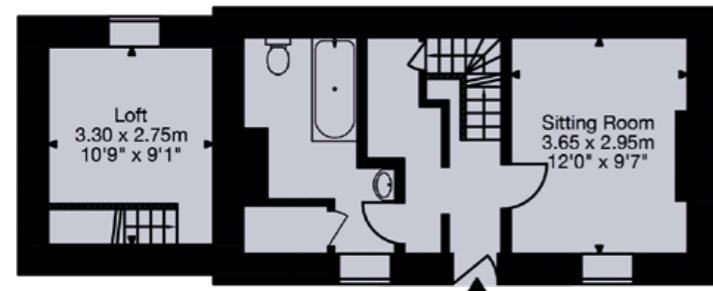
Stable Block: 208 sq m / 2,238 sq ft



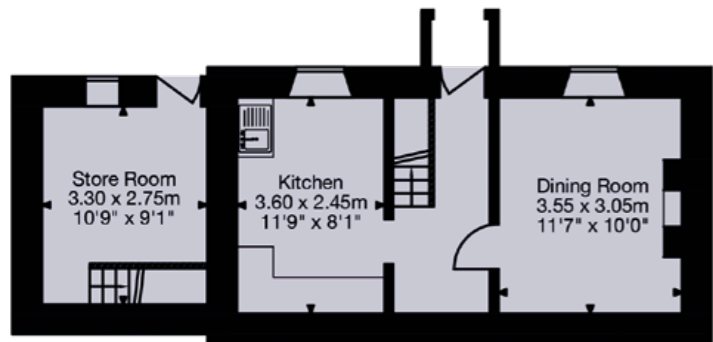
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First Floor

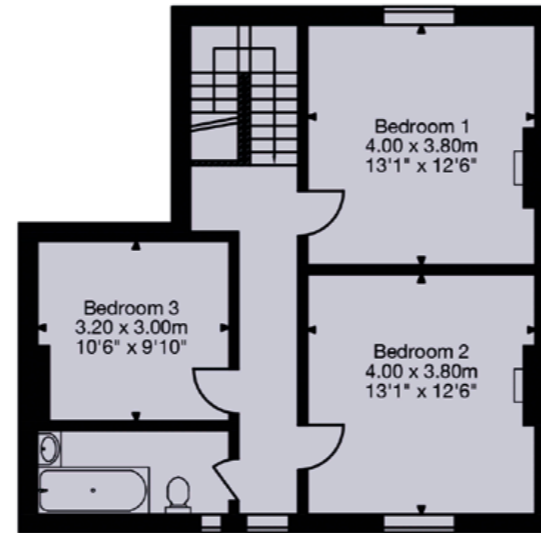


Ground Floor

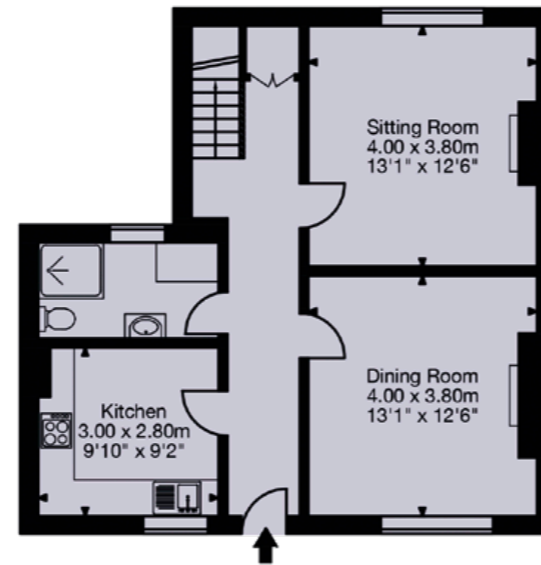


Lower Ground Floor

Priory Lodge

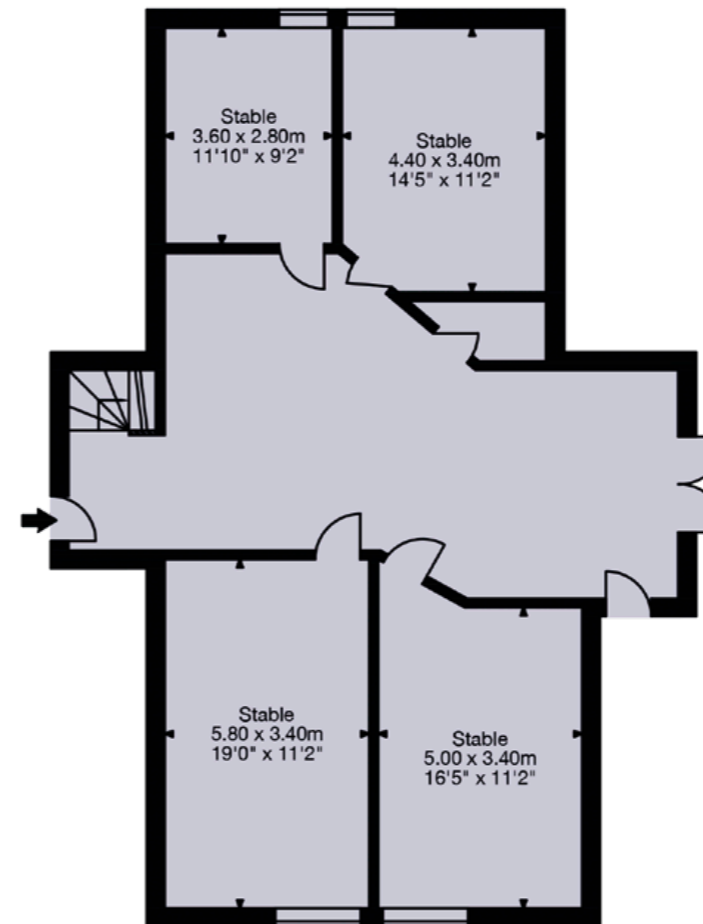


First Floor

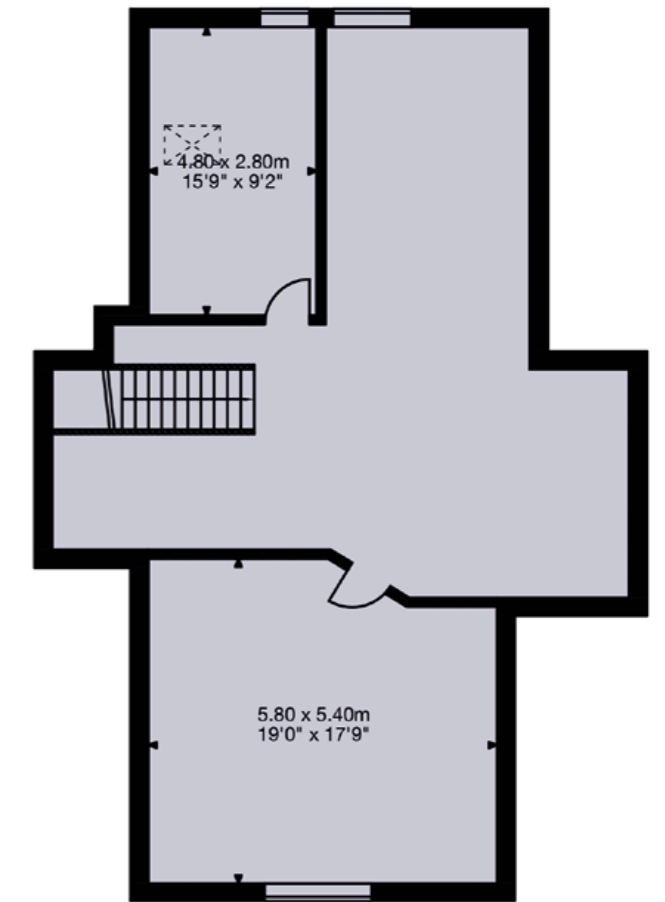


Ground Floor

Stable Cottage



Ground Floor



First Floor

Stable Block

The Old Priory

Gross Internal Area Approx:

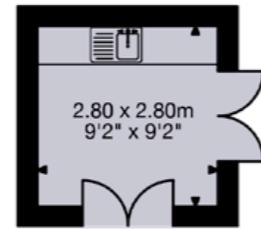
Garage: 42 sq m / 452 sq ft

Pool House and Plant Room: 112 sq m / 1,205 sq ft

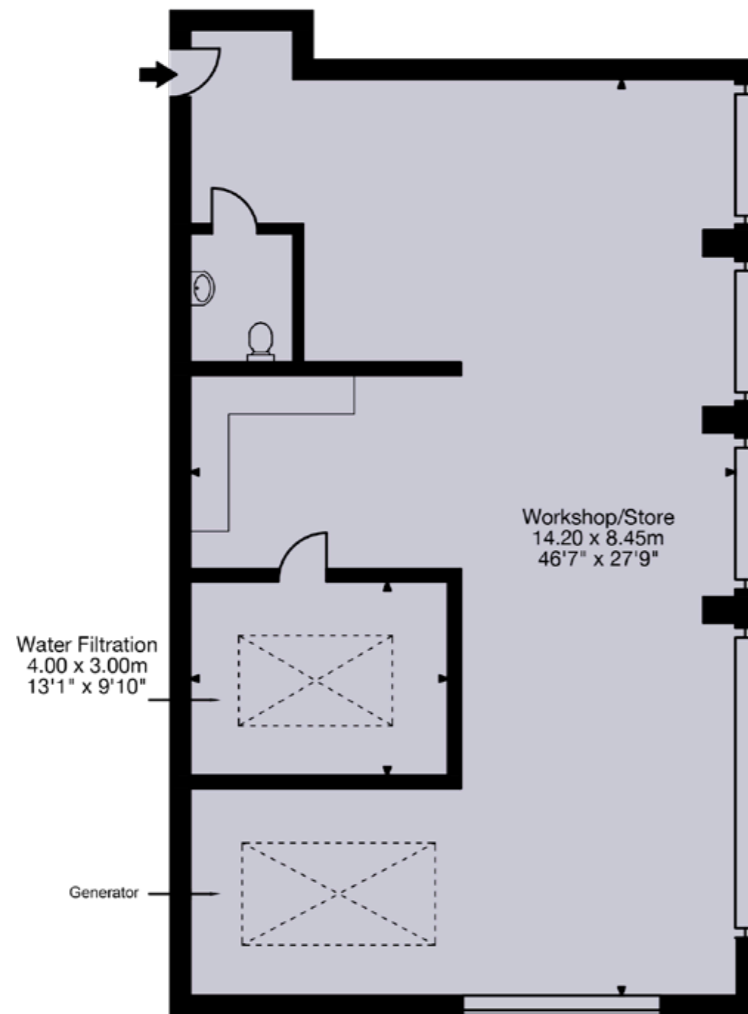
Swimming Pool: 77 sq m / 828 sq ft

Outbuildings: 129 sq m / 1,388 sq ft

Not to scale. For identification purposes only.

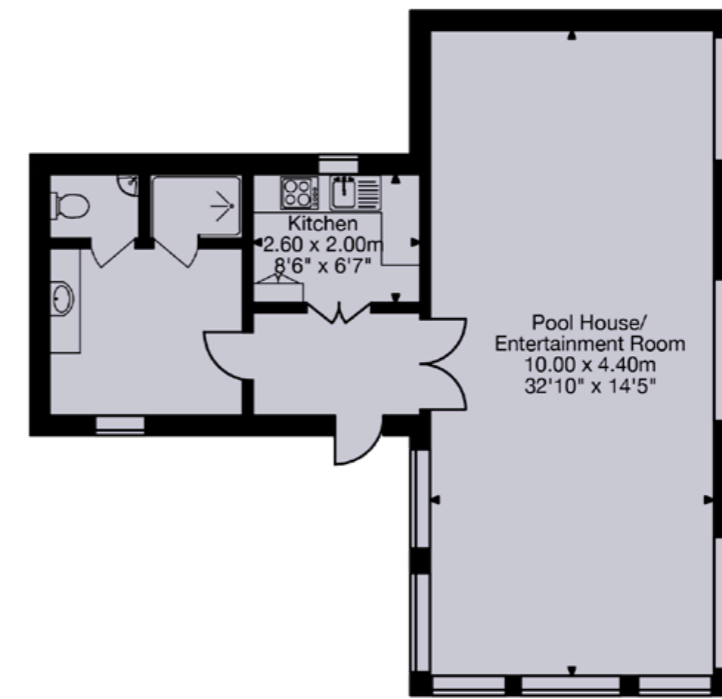


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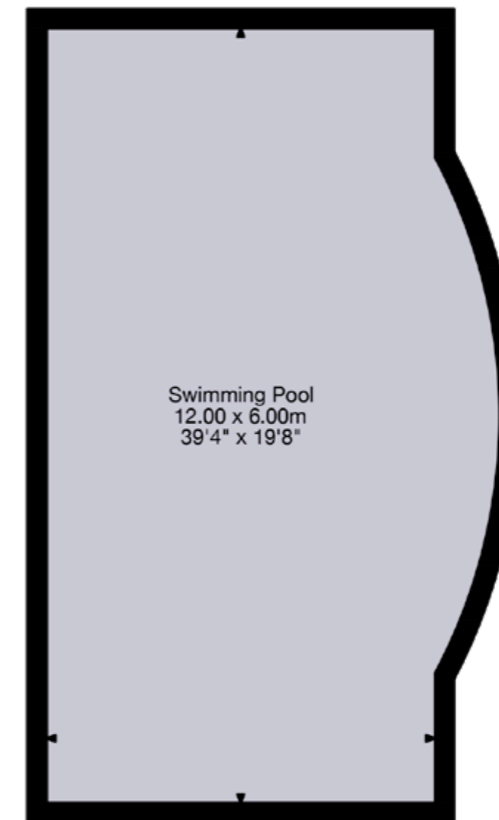
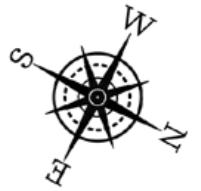


Workshop/Store

Outbuildings

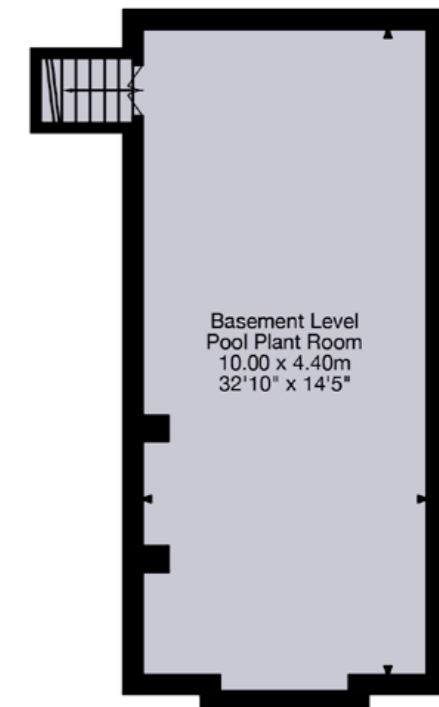


Pool House



Swimming Pool

Swimming Pool Block



Basement Pool Plant Room



WHERE IT IS

The Old Priory is situated in the village of North Woodchester between the popular market towns of Nailsworth and Stroud. The property enjoys wonderful rural views across undulating countryside, whilst having the benefit of amenities close by.

The village of North Woodchester is popular for its rural location, pretty countryside, accessibility to nearby Nailsworth, Tetbury and the highly-regarded Beaudesert Park School (about 2 miles). Community spirit abounds in the village having a good selection of facilities, including; an excellent shop, pub, primary school, playground/sports field and a beautiful church.

The local towns of Nailsworth (3m) and Minchinhampton (3m) are easily reached and between them they offer an excellent range of services nearby. Nailsworth hosts a number of boutique shops, butcher, artisan bakery and locally renowned fishmonger and

restaurant "Williams". There is also a small supermarket. The market towns of Stroud (2m), Tetbury and Cirencester provide a wider range of amenities and shopping facilities, recreational and cultural activities. Stroud is a short distance away and provides numerous options for services and supermarket shopping; perhaps most notable for its fabulous Farmers' Market.

Communications are excellent with Junction 13 of the M5 motorway (about 9 miles) giving access to Bristol and Birmingham and Junction 15 of the M4 about 30 miles) giving access to London.

Trains from Kemble to London Paddington take from 74 minutes via GWR services, which have recently been upgraded to provide more frequent direct trains to London. Alternatively, Stroud offers good rail services on the same line.

“Undulating gracefully across six counties, the Cotswolds region is a delightful tangle of golden villages, evocative churches and honey-coloured mansions”.

Lonely Planet

OUT AND ABOUT

Sporting opportunities in the area include excellent riding and walking in the surrounding countryside with an abundance of field sports opportunities for those enthusiasts.

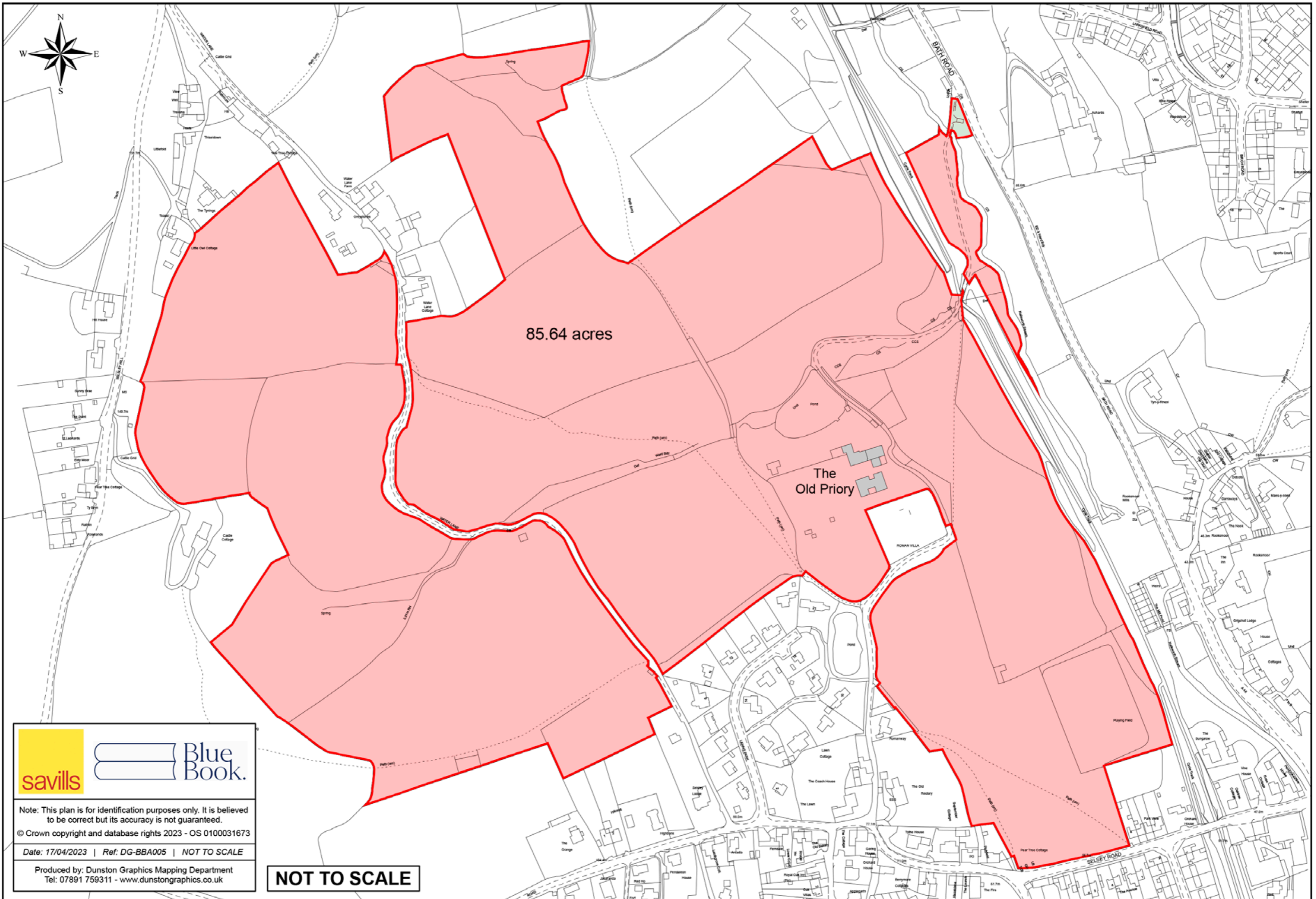
Racing at Cheltenham and Bath, Polo at Cirencester Park and Westonbirt; Golf at

Minchinhampton and Cotswold Edge; Rugby at Cheltenham and Gloucester.

There are a number of excellent pubs and restaurants nearby including the Spa Hotel of Calcot Manor is only 5 miles away.

EDUCATION

Schools in the area include Cheltenham College and Cheltenham Beaudesert Park School at Minchinhampton, Ladies College, Dean Close, Marlborough, Westonbirt, and St Mary's Calne.





Property Information

Services - Oil fired central heating. Private Water Supply. Mains Drainage

Fixture and Fittings - Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authority - Stroud District Council.
Tel: 01453 766321

What3Words - chase.fountain.skinning

Postcode - GL5 5NF

Viewings - All viewings must be made strictly by appointment only through the vendors agents.

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Photographs taken in 2023. Particulars produced in May 2023. Capture Property 01225 667287.



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