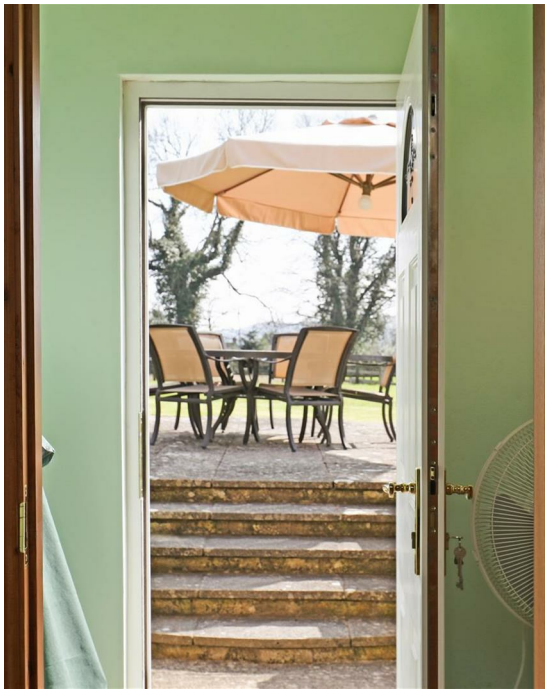
MAGNOLIA HOUSE
PAGANHILL

WHITAKER SEAGER



MAGNOLIA HOUSE, FOLLEY PARK FARM, PAGANHILL, STROUD, GL5 4BB

A TRADITIONAL FIVE BEDROOM DETACHED FARMHOUSE, WITH MAGNIFICENT GARDENS MEASURING JUST UNDER 1.8 ACRES IN TOTAL.

The property

Once a traditional farmhouse, this substantial Cotswold stone period home has evolved through numerous alterations over its lifetime and now offers a beautifully proportioned family home with flexible living spaces, measuring approximately 3526 sq. ft. in total.

Entry is via a large, vaulted reception hall with a tiled floor and exposed Cotswold stone walls, creating an impressive first impression. From here, you can access the home office, cloakroom, dining room, and inner hall. The dining room, with its parquet wooden floor, features French doors that open to the side garden, as well as a door leading to the porch which also provides garden access. Double doors open into the sitting room, a bright, dual-aspect space overlooking the gardens, with a charming Cotswold stone fireplace and wood-burning stove. The kitchen/breakfast room is divided into two areas: a working kitchen equipped with a selection of units, a gas AGA with electric AGA module, a pantry, and a utility room, and a separate dining area. A door from the kitchen leads out to the driveway. A few steps lead up to the snug, which enjoys French doors opening directly onto the garden.

Stairs rise from the main hall to the first floor, where the principal suite is located, complete with its own en suite bathroom and dressing room. Three additional bedrooms, all enjoying views of the rear garden, are served by a well-appointed family bathroom. For guests, the attic suite provides a spacious bedroom with its own en suite bathroom, offering both comfort and privacy.

Property Information: There are two titles, one absolute and the other possessory. The first section of the drive is not registered. The middle section is owned by this house and the neighbours have access rights across it. The heating is gas central heating and a wood burner.

Ofcom: Broadband - Superfast. Mobile Coverage - Indoor limited & Outdoor Likely.

Guide price

£1,000,000

- *Four Reception Rooms*
- *Kitchen/Breakfast Room*
- *Cloakroom, Pantry, Utility*
- *Main bedroom - dressing room & ensuite*
- *Guest Bedroom & Ensuite*
- *Three further Bedrooms*
- *Bathroom*
- *Attached Garage*
- *Superb Gardens - Total measures 1.79 acres*

WITHIN EASY REACH...

Stroud 1.7 miles
Nailsworth 4.6 miles
Cheltenham 14 miles
Gloucester 10 miles
Cirencester 14 miles

Outside

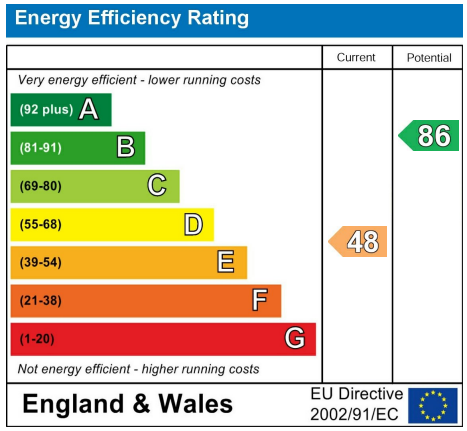
A section of the drive belongs to this property, with vehicular right of access granted to the three neighbouring homes. The grounds are a significant asset, extending to just under 1.8 acres. A small area of lawn lies across the drive, while parking is available beside the house and in the attached garage. The majority of the land is situated to the rear of the property and features a level lawn, a disused ménage, and a patio area. Fully enclosed, the garden borders the playing fields of Archway School on two sides and planning permission has been granted for an all-weather pitch S.24/1277/FUL. These expansive grounds offer an ideal setting for family life, particularly for those with children.

Situation

Tucked up a sweeping drive you'll locate this traditional detached farmhouse along with a three other private homes. This small oasis enjoys delightful countryside views upto Bread Street and beyond. Paganhill is a small area of mainly period properties lying between Whiteshill, Stroud and Randwick, with the picturesque Ruscombe Brook running through it. Nearby are the Old Crown pub and a mini supermarket. The location is ideal for families, with top schools—Randwick C of E, Foxmoor Primary, and grammar schools Stroud High and Marling—under a mile away. A scenic walk through Stratford Park, home to a leisure centre and green spaces, leads into Stroud, just over 1.5 miles away. Stroud offers a Waitrose, a weekly farmers' market, and a mix of independent shops, cafés, and restaurants. The Five Valleys shopping centre adds to its appeal with diverse market and food stalls. For commuters, major roads provide access to urban centres, with the M5 west of Stonehouse. Stroud Railway Station offers direct services to London Paddington in as little as 90 minutes.

Approximate Gross Internal Area = 327.6 sq m / 3526 sq ft
Garage = 19.1 sq m / 205 sq ft
Total = 346.7 sq m / 3731 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188293)



01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 4BB **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band G and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.