

THE LODGE, HORSLEY





# THE LODGE, HOLLINGHAM LANE, HORSLEY, GL6 0NZ

A UNIQUELY DESIGNED DETACHED COTSWOLD RESIDENCE, OCCUPYING A PICTURESQUE RURAL VILLAGE SETTING WITH FAR-REACHING VIEWS ACROSS THE HORSLEY VALLEY.

## *The property*

Thoughtfully planned by the previous owner, the house blends traditional materials with a distinctive and individual design.

Externally, the use of Cotswold stone allows the property to sit comfortably within its surroundings, yet it is only upon internal inspection that its truly unique character becomes apparent. Inspired by the designer's travel, the interior reflects a Mediterranean aesthetic, with open-plan spaces, curved white walls, and vaulted ceilings. Particularly striking is how the living spaces are arranged to centre around the beautiful valley views.

The property is entered via a canopied entrance and oak stable door, opening into a space that immediately draws the eye through the house to the landscape beyond. The generous sitting room features a vaulted ceiling, open fireplace, and an abundance of natural light, with French doors and extensive glazing connecting seamlessly to a decked (resin) seating terrace.

This flows into an open-plan dining area also with two sets of French doors leading to the terrace, providing equally impressive outlooks. The dining area opens to a hand-built fitted kitchen, which includes a variety of base units, a large cool cupboard, and a generous additional store. Adjoining the kitchen is a utility area with further storage, where the vaulted ceiling houses a traditional kitchen maid pulley clothes airer. A door from the utility leads to a rear store, with access to both the front and rear of the property.

As illustrated by the floorplan, this split-level home offers extremely versatile accommodation. For families, there are four bedrooms, all served by ensuite facilities, though the layout and rooms can equally be adapted for additional living or workspaces if desired. The main bedroom suite is located on the east elevation of the property and is accessible from the dining room. The suite comprises a bedroom with ensuite shower room and a connecting dressing room/

## ACCOMMODATION

*Sitting Room • Kitchen opening into Dining Room • Utility  
Main Bedroom Suite with Large Dressing Room/Living Area and Ensuite  
3 Further Bedrooms all served by Ensuite Facilities*

living area, which features bespoke built-in wardrobes and French doors opening to the garden. Steps down from the sitting room lead to bedroom two, which is similarly fitted with bespoke wardrobes and a safe, and is served by an ensuite bathroom with dual sinks. Stone steps up from the sitting room provide access to bedroom three, which, while served by a shower room, has also been used as a home office by both the current and previous owners. Bedroom four is located at the rear of the house and benefits from an adjoining shower room, with dual access from both the bedroom and hallway.

Other notable features throughout the property include underfloor heating, an integrated vacuum system, and a bespoke wall-mounted ladder in the sitting room providing access to loft storage.

**Agents note:** The property is warmed by oil fired under floor heating throughout. It is served by a compliant septic tank, report available upon request. The property registered across two titles and is subject to covenants, information is readily available upon request. The garage has an asbestos roof.



# Situation

Hollingham Lane is situated in the charming Cotswold village of Horsley, a picturesque and sought-after community set amidst rolling hills and open countryside in the heart of the Stroud district. The village retains a strong sense of community and offers a range of local amenities, including Horsley Church of England Primary School, a community run village shop, playground, village hall, St Martin's Church, and the popular village pub, The Hog.

The nearby market town of Nailsworth, just a mile away, provides a wider selection of shops, cafes, restaurants, supermarkets, and services, while the larger town of Stroud, approximately four miles north, offers additional shopping, leisure and recreational facilities, including a cinema, independent retailers, and the famous Saturday Farmers' Market.

Families are well served by a range of schools in the area, including Beaudesert Park, Wycliffe, Stroud High and Marling School Grammar Schools, in addition to Horsley's own primary school.

For commuters, Hollingham Lane enjoys excellent road connections via the A46, with the M4 and M5 motorway networks within easy reach. Rail travel is also convenient, with Stroud and Kemble stations providing direct services to London Paddington, as well as Gloucester, Swindon, and other regional centres.

Set within the Cotswolds Area of Outstanding Natural Beauty, the village offers immediate access to scenic countryside walks, stunning rural vistas, and a tranquil yet well-connected lifestyle that combines village charm with practicality.



## **WITHIN EASY REACH...**

*Nailsworth – 2 miles*

*Stroud – 6.3 miles*

*Kemble railway station – 13 miles*

*Cirencester – 16 miles*

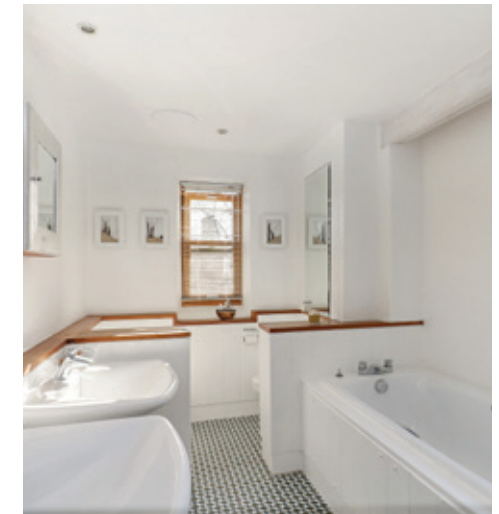
*Cheltenham – 25 miles*

*Gloucester – 15 miles*

*Bath – 27 miles*

*Bristol – 29 miles*

*All distances are approximate*





# Outside

Discreetly set behind a Cotswold stone wall, double gates open onto a private driveway leading to a detached garage and workshop, providing parking for several vehicles.

Considerable thought has gone into the garden design, with mature flower borders showcasing a vibrant mix of tulips, lupins, foxgloves, and other seasonal plants. A feature seating area, crafted from reclaimed stone found on-site during construction, adds character and charm. Steps from the driveway lead down to the rear garden.

A greenhouse adjoining the house, fitted with an outside tap and sink, offers an exciting opportunity for the keen gardener. The rear garden is designed as a series of distinct "rooms," allowing enjoyment of sunlight and views throughout the day. Immediately adjacent to the house, a resin-decked terrace provides uninterrupted rural vistas.

A garden path meanders through extensive flower borders, planted to offer colour and interest throughout the year. A further decked terrace extends to the side of the house, adjoining the garden store and oil tank room, offering another desirable spot to take in the open views. Finally, a lawned terrace extends to the far boundary, completing this thoughtfully arranged garden.



## OUTSIDE

*Garage with Attached Workshop  
Greenhouse • Store Room/Oil  
Tank Room • Gated Driveway  
Landscaped Gardens • Open Views*

## Useful Information

**Tenure:** Freehold.

**Postcode:** GL6 0NZ.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F and EPC Rating D.

Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft  
 Outbuildings = 50.0 sq m / 538 sq ft  
 Total = 252.9 sq m / 2722 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285394)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER  
SEAGER  
ESTATE AGENCY

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.