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OSBORNE HOUSE

Frocester, Stonehouse, Gloucestershire, GL10 3TG

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FROCESTER, STONEHOUSE,
GLOUCESTERSHIRE, GL10 3TG

A quintessential and exquisite Grade II Georgian home of great style and character set in an idyllic position at the edge of a beautiful village

Reception Hall • Drawing Room • Dining Room
• Study • Sitting Room • Kitchen/Breakfast Room
• Utility/Boot Room • WC • Substantial Cellars
• Six Bedrooms • Three Bathrooms

Outside:

Stable barn with - Planning granted for ancillary dwelling • Tack Room • Open Plan Loft • Coach House • Garden Store, Walled Garden • Orchard
• Paddock

In all about 3.25 acres

DESCRIPTION

Osborne House is an exquisite Grade II listed detached Georgian home which has been intricately refurbished to enhance the period charm with a contemporary finish. Built in the classic four-square layout, this quintessential Cotswold home is characterful and beautiful in style with an utterly timeless feel. Although the house has undeniable grandeur, it is very much a workable and manageable family home. The appeal internally is the intricate period detail, as you would expect of a property of its era, in addition to the most glorious views enjoyed from each room within the house.

The pillared entrance with panelled door opens to the reception vestibule and reception hall with limestone flag flooring and fine cantilevered staircase rising to the first floor. The house has a lovely symmetry enhanced by tall sash hung windows to all elevations, high ceilings and a wonderful light and bright atmosphere. Off the reception hall and, elegantly set to either



side, are the formal drawing room dining room. Both rooms have period features, working shutters and ornate cornicing, the drawing room has an elegant fireplace. To the side is a large study and to the rear of the house is a sitting room, currently used as a playroom. The kitchen/breakfast room is fitted with an extensive range of units, Belfast sink unit and cream two ring Aga with four ovens and a gas hob. Adjacent is a walk-in pantry and large utility and boot room. This part of the house is a wonderful entertaining space, as it opens to an outside covered pavilion with a hot tub and seating.

The first-floor landing is a generous space with light wells creating an abundance of natural light. Each bedroom enjoys a beautiful vista of the garden and grounds. To the front of the house, overlooking beautiful countryside, is the generous master bedroom with a large dressing room. Bedroom three has an en-suite bathroom and the four remaining double bedrooms are served by two luxurious family bathrooms, one with a free-standing bath.

There is expansive space on the lower ground floor including a wine cellar and a general boiler room.

OUTSIDE

Osborne House is apparent from first sight. Its private and unique position evokes such charm, enclosed by the most glorious gardens of circa 3.25 acres. Arranged as walled gardens, an orchard and paddocks, the grounds surround the property providing idyllic views enjoyed from the house. Accessed via a long driveway that leads to the beautifully stocked gardens and the gravel forecourt directly in front of the main house. The courtyard to the rear is accessed from the boot room and side of the house, a superb space with a stable block, tack room, coach house and various stores. Of worthy note, Planning Permission has been granted to convert the stable block to ancillary accommodation comprising open plan kitchen and living area, two bedrooms with en suites.

Planning Reference – Stroud District Council

S.17/2344/LBC





SITUATION

Osborne House occupies the most idyllic position within the picturesque village of Frocester. The position is such that there is a real sense of privacy yet only a short drive or walk to the village which offers a public house. The neighboring village of Coaley, has a well-stocked farm shop, cricket club and pub/hotel. Historic Dursley provides good day to day amenities whilst the thriving town of Stroud is only four miles and offers a self-sufficient way of living day to day and a strong community feel with life centering around a cultural hub. With excellent leisure facilities, a large Waitrose, various restaurants and the famous farmers markets held every weekend, Stroud has become an increasingly popular place to live. Schooling in the local area is exceptional, with first rate private schools Beaudesert and Wycliffe within a short commute, two outstanding Grammar schools and further educational opportunities in nearby Cheltenham, Bath and Bristol. Well known for its beautiful walking and riding countryside, there are ample sporting opportunities including racing at Cheltenham, Polo at Cirencester Park, watersports at The Cotswold Waterpark and Premiership Rugby at nearby Gloucester. Whilst distinctively semi-rural, Frocester enjoys a distinctive rural lifestyle yet accessibly close to large towns with excellent communication links to the larger centres of Birmingham, Bristol and Bath via the M5 and to Wales via the M50. There are mainline railway stations at Stroud with a direct line to London.

SERVICES

Mains water, electricity. Private drainage. Oil fired central heating and Aga in the kitchen.

LOCAL AUTHORITY

Stroud District Council

VIEWING

Viewing by appointment only



