OSBORNE HOUSE
FROCESTER • STONEHOUSE • GLOUCESTERSHIRE • GL10 3TG

Nailsworth 6 miles • Tetbury 10 miles • Stroud 4 miles • Cheltenham 19 miles
Bristol and Bath 28 miles • M5 (J13) 2½ miles • Stroud (London Paddington 105 minutes)
(All distances and times are approximate)

An exceptional Grade II Listed Regency country house situated on edge of village with far reaching views of the Cotswold Hills

Accommodation
Reception hall • Drawing room • Dining room • Study • Sitting room • Kitchen/breakfast room
Utility/boot room • WC • Substantial cellars • Boiler room

6 bedrooms • 2 bathrooms • Dressing room (bedroom 3 en-suite with plumbing for bathroom)

Stable barn • Tack room • Open plan loft • Coach House • Wood and Fuel store • Garden store
WC • Formal Gardens • Walled garden • Orchard • Paddock

In all about 3.25 acres (1.32 hectares)

For sale Freehold as a whole
Situation – Gloucestershire

• Osborne House is situated on the edge of Frocester village c. 4 miles west of the busy market town of Stroud.

• The village of Frocester and the neighbouring village of Coaley have a farm shop, a thriving Cricket Club and a pub/hotel. The historic market town of Dursley nearby provides facilities for everyday needs and further amenities are available in Stroud, which has a Waitrose supermarket and the renowned Farmer’s market.

• Education is first-rate with private schools such as Beaudesert Park, Westonbirt, Wycliffe College and Stroud’s two outstanding Grammar Schools.

• Communications are excellent with fast train services to London Paddington from Stonehouse, Cam and Dursley stations. The M5 (J13) provides direct links to the West Country, the Midlands and regional centres of Cheltenham, Gloucester, Bristol and Bath.

• Staverton Airport is nearby for private flying, as well as the easily accessible Birmingham and Bristol airports.

• Sporting opportunities are numerous, including racing at Cheltenham and Bath; the Cotswold Waterpark; Polo at Cirencester Park; Premiership Rugby at Gloucester; Hunting with the Berkeley Hunt and access to many equestrian activities. In addition there is the Bristol and Gloucester Gliding Club, as well as a network of footpaths and bridleways providing excellent walking along the nearby stunning Cotswold Hills escarpment.
Osborne House

- Osborne House is an exceptionally attractive late Regency property which has been recently comprehensively refurbished to an exceptionally high standard. The house is set out in the classic four square layout with the original stabling and coach house surrounding the cobbled courtyard to the rear.
- The main house retains many of the original period features, with the large full height sash windows, period fireplaces and flagstone floors to name a few. The accommodation is laid out over two floors and has an impressive entrance hall with an elegant staircase rising from the limestone flag floor.
- There are great reception rooms, being a dining room, drawing room and sitting room which are located around the large hall and study. The rooms are naturally light and have fabulous views over the private grounds and gardens which surround the property and open farmland to the south.
- There is a large landing leading to the six bedrooms with two family bathrooms. (Bedroom 3 is an en-suite to the Master bedroom and fully fitted with plumbing for a bathroom if required).
- There is a kitchen/breakfast room, utility and boot room, as well as a large walk-in pantry.
- There are expansive cellars, including a wine cellar, a general store and boiler room on the lower ground floor.
Gardens and grounds
- The property is approached by a drive to a gravel forecourt in front of the main house and onto the courtyard through double gates to the rear. In the courtyard there is a stable block, which includes an original stall, tack room and an open plan hayloft above. Subject to the necessary planning consents, this would make an excellent home office or secondary accommodation.
- On the flank to the former coach house and a range of general stores. There is a fully walled kitchen garden with a range of fruit trees, sweeping lawns, well stocked borders full of herbaceous plants and shrubs with some excellent specimen trees.
- In all believed to be about 3.25 acres.

Services

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

Local authority
Stroud District Council. Telephone 01453 766321. Council Tax Band [X]

Directions (GL10 3TG)
From the M5 (J13) head towards Stroud and at the first roundabout, take the third exit for Eastington. After 1 mile turn left at the roundabout and after a further mile Osborne House will be found on the left hand side, just as you enter the village of Frocester.

From Stroud head towards the M5 (J13) and at the Shell Garage roundabout, approximately ½ a mile before the motorway, turn left and follow the directions as above.

Viewings
Strictly by prior appointment through Knight Frank 01285 659771.
Approximate Gross Internal Floor Area

House: 553 sq m (5,955 sq ft)
Outbuildings: 177 sq m (1,906 sq ft)
Total: 730 sq m (7,861 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.