

ROCKSTOWES HILL

— ULEY —



ROCKSTOWES HILL, ULEY, GL11 5AF

Main House: Entrance Hall • Drawing Room • Dining Room • Sitting Room
Kitchen/Breakfast Room • 7 Bedrooms • 5 Bathrooms • Wine Cellar
Barn/ Garage • Workshop • Stores • Stables • In all circa 6.5 acres

The Old Stables: Kitchen/ Breakfast Room • Sitting Room • 2 Bedrooms
Bathroom

An exceptional and substantial country house in a fabulous setting with separate cottage

Description

Rockstowes Hill is a stunning country house on the edge of the fabulous Cotswold village of Uley. Beautifully renovated, this delightful Cotswold home provides comfortable living spaces with an abundance of natural light throughout. Careful thought and attention have been put into creating a welcoming yet practical home with artistic flair and stunning original features, such as striking flagstone and wood floors, impressive bay windows, beautiful landing space and great ceiling heights.

The entrance hall sets the tone to this beautiful home and gives on to the main reception rooms. The drawing and dining rooms to the front of the house, both with striking bay windows, are wonderful rooms in which to host and entertain family and friends. They come into their own for special occasions and larger gatherings.

To the rear of the house, the sitting room is ideal for quiet evenings or could equally make a superb playroom for younger children. The adjacent kitchen/breakfast room is clearly the heart of the house and a delightful space for not only cooking up a feast but also for everyday dining and family catch ups. French doors lead to the terrace and garden making this a great room for indoor/outdoor living in the warmer months. The kitchen is well equipped with all the necessary modern appliances and includes a striking teal Aga. There is plenty of worktop and storage space and the larder completes the cook enthusiast's dream! The adjoining scullery is perfect for kitchen overflow and doubles as a handy utility room, keeping the piles of washing out of sight!

The first floor, accessed by two separate staircases, comprises the principal bedroom suite with its en suite bathroom and his and hers dressing rooms.

There are four further bedrooms on this floor, all of them have en suite bathrooms, with bedrooms three and five sharing a Jack and Jill bathroom. There are two bedrooms on the second floor, one with a dressing/sitting room, and a family bathroom.

All the rooms are of generous proportions and have been thoughtfully laid out to provide plenty of discreet storage and natural light.

The Old Stables, which sits to the side of the main house, offers superb ancillary accommodation and comprises a kitchen/breakfast room and sitting room on the ground floor, and two bedrooms and a bathroom on the first floor.

Outside, the garden is surrounded by stunning countryside views. The landscaped grounds have been beautifully curated, offering a variety of seating areas overlooking the gardens which are made up of formal planting, vegetable patches, lawned space with stunning colourful herbaceous borders, and meadowland. The terrace is ideal for sundowners and BBQs in the warmer months and is the perfect spot for relaxing with a good book on a sunny day. The is also a recently resurfaced tennis court.

There is a variety of outbuildings which consist of a barn, stores, a workshop and stables.

The driveway offers plenty of parking and has an EV charger.

Location

Rockstowes Hill is superbly located just outside the village of Uley which must be one of the most charming villages in the Cotswolds. It is nestled at the foot of the encampment called Uley Bury and is surrounded by lush countryside. It benefits from a village shop, an arts centre with a coffee shop, a pub, a church and a GP surgery.

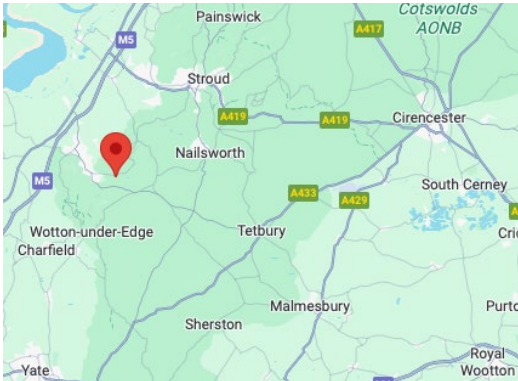
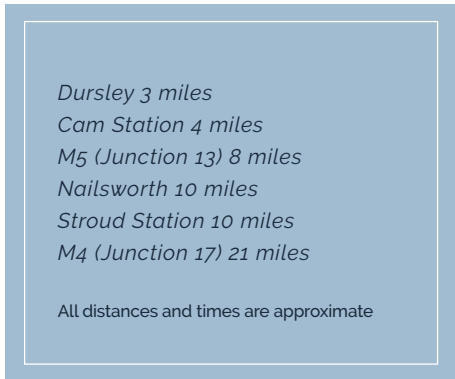
The property is conveniently located for Dursley with many local amenities including a Sainsbury and Lidl and not far from bohemian Stroud for Waitrose and its famous artisan Saturday market. It also lies just 5 miles from Nailsworth with a range of restaurants, cafes and independent shops. Likewise, Tetbury renowned for its antique shops is just 14 mins away.

Transport links are excellent with stations in Stroud and Kemble serving London Paddington, and Dursley/Cam station serving Bristol and Cheltenham. M5 junction 13 is 22 mins away and the M4 junction 17 takes 30 mins .

Sporting opportunities are enviable with the beautiful Stinchcombe Golf club above Dursley and the famous Minchinhampton Golf Club only 20 mins away. The property is situated on the border of the Berkeley and the Beaufort hunts.

For physio/Pilates the Courtyard Clinic is excellent with Dursley Leisure Centre and Swimming Pool only 3 miles away. Hotel and Spa Calcot Manor offers luxury leisure facilities and is only 10 mins away.

The area offers an outstanding selection of state , grammar and private schools such as Beaudesert Park, Westonbirt, Marling, Stroud High, Wycliffe and a little further away Cheltenham Ladies, Cheltenham College and Dean Close.





General Information

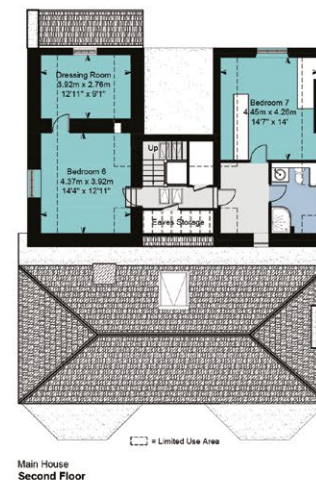
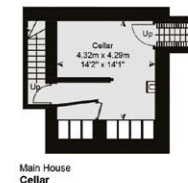
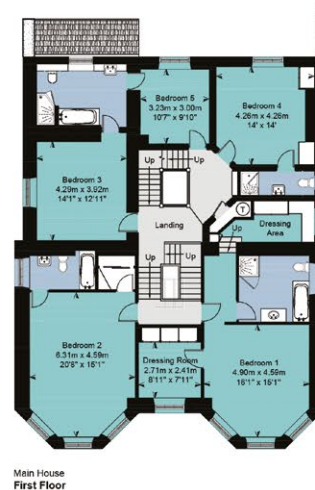
Tenure: Freehold.

Services: Mains electricity, water, gas and drainage. Solar panels and 2 batteries. EV charger.

Viewing: Strictly by appointment through Sharvell Property Ltd.

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, Stroud, Gloucestershire, GL5 4UB. Tel: 01453 766321. Council Tax Band H. EPC rating D.



Rockstoves Hill, Rockstoves, Uley Road, Dursley, Gloucestershire

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Drawn in accordance with R.I.C.S guidelines.
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IPMS = International Property Measurement Standard

	Approximate IPMS2 Floor Area
House	456 sq metres / 4909 sq feet
Cellar	23 sq metres / 248 sq feet
Old Stable Cottage	108 sq metres / 1162 sq feet
Stable Block	42 sq metres / 452 sq feet
Workshop / Store Room	39 sq metres / 420 sq feet
Store	27 sq metres / 290 sq feet
Barn	46 sq metres / 495 sq feet
Total	741 sq metres / 7976 sq feet
(Includes Limited Use Area)	39 sq metres / 420 sq feet

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