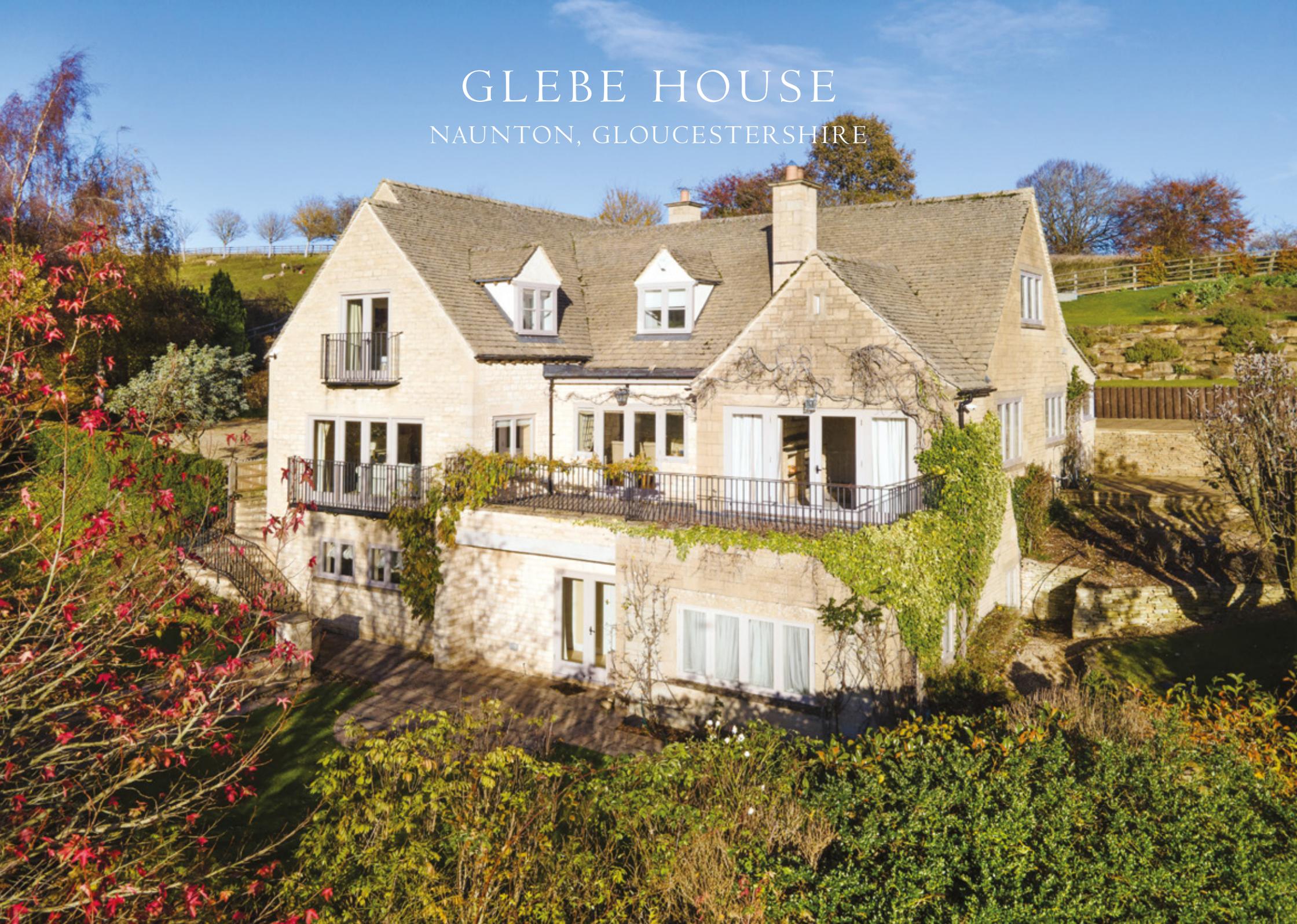


GLEBE HOUSE

NAUNTON, GLOUCESTERSHIRE





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AN IMPRESSIVE FIVE BEDROOM FAMILY HOUSE IN
AN ELEVATED EDGE OF VILLAGE LOCATION, WITH
EXCEPTIONAL VIEWS ALONG THE WINDRUSH VALLEY.
IN ALL APPROXIMATELY 2.26 ACRES.

ACCOMMODATION

Ground Floor: Entrance Hall • Reception Hall/Library • Drawing Room • Dining Room
Sitting Room • Kitchen/Breakfast Room • Study • Boot Room • Cloakroom

First Floor: 5 Double Bedrooms • 4 Bathrooms (3 En Suite) • Kitchenette • Cloakroom

OUTSIDE

Garage • Store Rooms

Gardens • Ample Parking • Stables • Feed Store/Tack Room • Hay Store • Paddocks

Bourton on the Water 5 miles, Stow on the Wold 6 miles, Cheltenham 12 miles

Kingham Station 11miles (London to Paddington in about 90 minutes)

(All distances and times are approximate)

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40 St James's Place,
London, SW1A 1NS
T 0207 839 0888
E enquiries@tlo.co.uk
www.tlo.co.uk



Stow-on-the-Wold office

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire GL54 1AQ
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E elizabeth@butlersherborn.co.uk
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DESCRIPTION

Glebe House is a substantial family home in a quiet location on the edge of this sought after village. Carefully designed to take advantage of the lovely views, it is built in a traditional style with contemporary standards of comfort. With accommodation over three floors, the house is ideal for both entertaining and modern family life. The living areas are particularly bright and sunny and there is an easy flow between the principal reception areas and the large kitchen/breakfast room, with the versatile and spacious layout allowing for a combination of convivial family life with areas of quiet retreat. The house has balconies and terraces positioned to take advantage of the sun and the view and is surrounded by gardens, with steps to the rear leading up to a wonderful open vista, which adjoins the paddocks.

ACCOMMODATION

Ground Floor

Double doors open into the entrance hall, which in turn leads to the reception hall/library. With bespoke shelving, a central fireplace and elegant staircase it creates a welcoming first impression.



Double doors lead to the elegant open plan reception room, with a spacious dining area with doors opening to a wide balcony and a curved step down the large drawing room, which has an impressive stone fireplace and doors opening to a broad Juliet balcony, flooding the room with light. Adjacent to the dining room is an inviting and sunny sitting room, fitted with a range of bookshelves and an open fire, it also has doors to the south west facing balcony and a lovely view across the valley to the church. An opening leads to the large kitchen/breakfast room. With underfloor heating, a large central island and ample space for a sofa and dining table, it is a generous and sociable space. Equipped with entertaining in mind, appliances include a large induction hob with overhead extractor, two double ovens, a built in microwave, integrated dishwasher, fridge and freezer as well as a concealed washing machine. A door leads to a broad dining terrace, with further doors leading to the dining room and to the rear hallway, cloakroom, boot room and the sound insulated study.

First Floor

Stairs rise from the reception hall to a wide landing with access to three large bedrooms, all with generous built in storage. The master suite has a window seat, a Juliet balcony with delightful views and a spacious bathroom with a roll top bath and separate shower. The other bedrooms share a family bathroom with jacuzzi and separate shower and there is potential to create a further en suite.

Lower Ground Floor

Stairs lead down from the dining room to a hallway with French doors to the front garden and access to a kitchenette, cloakroom and wine store. Generous guest suites are situated to either side of the hallway, overlooking the garden. A flight of external steps lead to the driveway allowing independent access to the lower ground floor, which could be used as a granny flat, quietly situated home office or teenage accommodation.

OUTSIDE

The property is approached via remotely controlled wooden gates along a tree lined drive, with parking space for numerous

cars. Additional secure parking is situated next to the gates. A range of store rooms adjacent to the house incorporate a garage, garden store, tool store and tack room, as well as the controls for an irrigation system. The gardens surround the house, bordered with fencing, mature hedging and stone walls. They are predominantly laid to lawn interspersed with paths and include a formal garden to the front of the house, an orchard, mature shrubs and trees and a large rockery behind the dining terrace. Steps rise to the rear to a broad lawned area with an open outlook, which adjoins the paddocks. These have troughs with a permanent water supply and can also be reached from the stable yard, which has independent vehicular access from the lane above the entrance to the driveway. Two large loose boxes, a hay store and feed store/tack room with power and water supplies adjoin an enclosed courtyard, with access to a small turning out area and the paddocks beyond.

SITUATION & AMENITIES

The picturesque village of Naunton is in the Cotswolds Area of Outstanding Natural Beauty, nestled within the Windrush Valley. It is predominantly comprised of a number of attractive traditional stone properties built along the river and centred on the 15th Century Parish Church, St. Andrews and the popular village pub, 'The Black Horse'. There are a number of footpaths and bridleways radiating from the village and providing a wealth of choice for the keen walker or horse rider. The village also has a cricket pitch and club. There is a shop and post office in the village of Guiting Power, which is just over 3 miles away, and nearby Temple Guiting has a village shop and popular tearoom. Further shopping, recreational and social facilities can be found in Cheltenham along with a variety of public and private schools. The historic city of Gloucester with its magnificent medieval cathedral is 40 minutes away. Stow on the Wold and Bourton on the Water are a short drive away and offer a range of facilities, restaurants, small supermarkets and local shops.

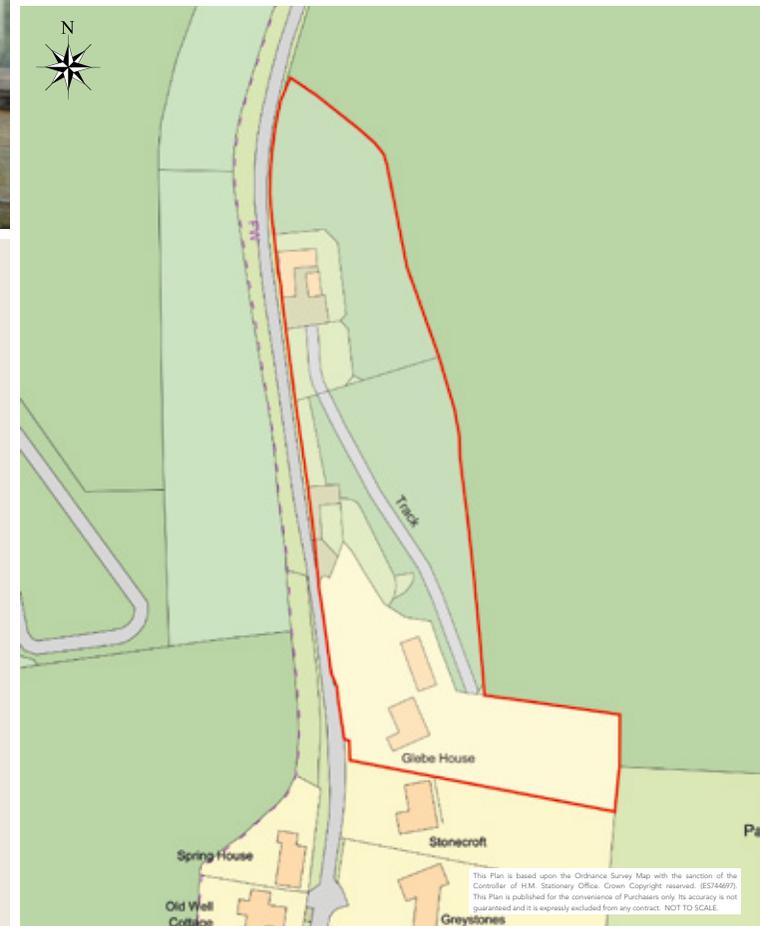
Access to London is via the M5 or M40 motorways or by rail to London Paddington from Kingham Station, some 11 miles away.





DIRECTIONS (POSTCODE GL54 3AT)

From the A429, follow signs to Naunton. From the centre of the village, with The Black Horse on your right, continue through the village passing the former Chapel on your left. As the road bends sharply to the left, continue straight on, up the hill (effectively a right hand turn off the lane). Carry on around a right hand bend and up the hill. Glebe House is the last house on the right hand side, with double wooden gates.



Sporting facilities include Naunton Downs Golf Club, which is on the edge of the village. Further golf clubs are available at Broadway, Burford and Wychwood. Theatres are at Stratford upon Avon, Cheltenham, Chipping Norton and Oxford. Racing at Cheltenham, Warwick, Worcester and Stratford upon Avon. Naunton is on the border of the Heythrop, Cotswold and North Cotswold Hunts. Polo at Cirencester Park.

SERVICES

Mains water, drainage, electricity. Oil fired central heating. Propane Gas. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including

garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

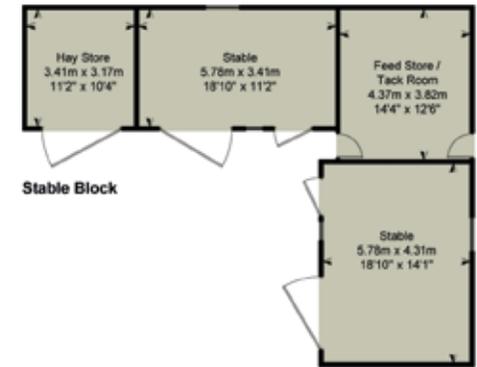
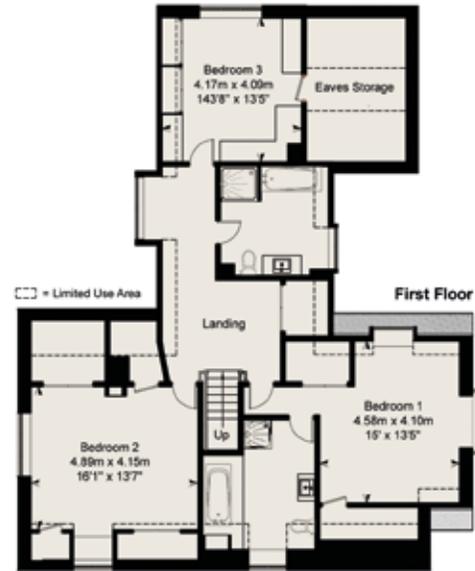
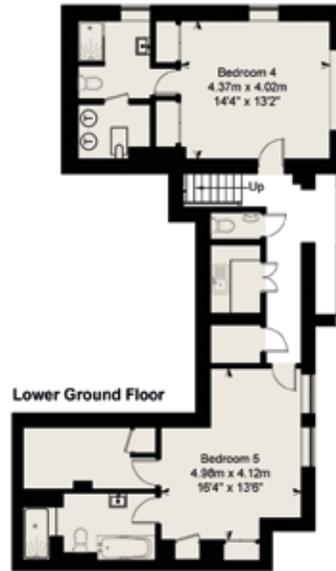
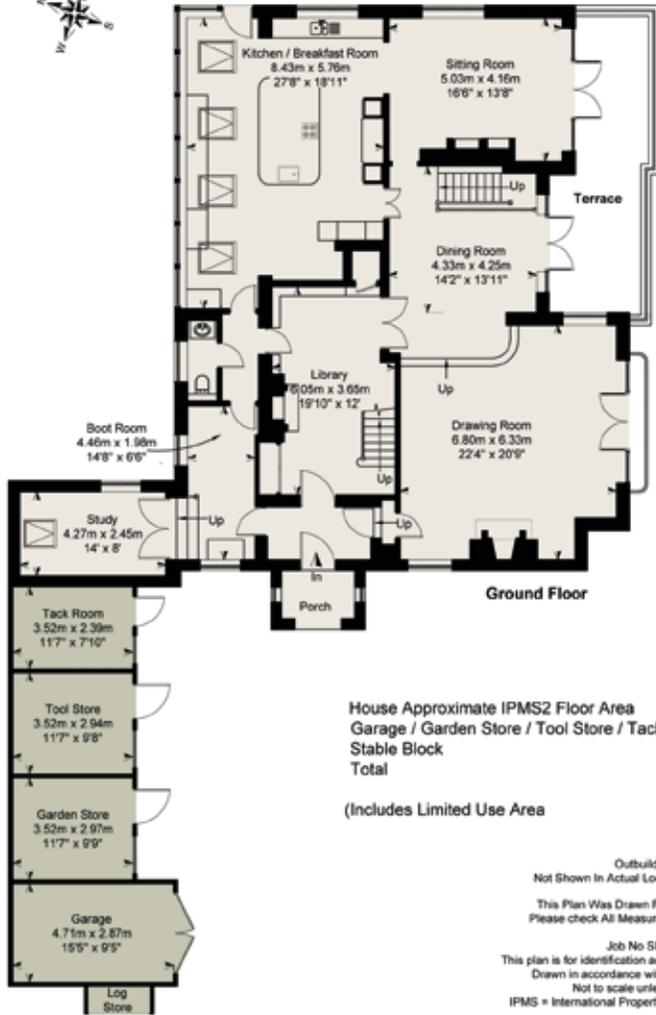
Cotswold District Council, Trinity Road, Cirencester
GL7 1PX. T 01285 623000 W cotswold.gov.uk

COUNCIL TAX

Band G

VIEWINGS

Please telephone Butler Sherborn, Stow Office T 01451 830731
or The London Office T 0207 839 0888.
E elizabeth@butlersherborn.co.uk



House Approximate IPMS2 Floor Area 379 sq metres / 4080 sq feet
 Garage / Garden Store / Tool Store / Tack Room 44 sq metres / 473 sq feet
 Stable Block 73 sq metres / 786 sq feet
 Total 496 sq metres / 5339 sq feet
 (Includes Limited Use Area 13 sq metres / 140 sq feet)

Outbuildings
 Not Shown In Actual Location Or Orientation
 This Plan Was Drawn From Previous Plans
 Please Check All Measurements For Accuracy
 Job No SP2197
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: November 2020. Particulars written: November 2020. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Sherborn