

FROME TOP

— MINCHINHAMPTON —



FROME TOP, MINCHINHAMPTON, GL6 9EQ

ENTRANCE HALL • DINING ROOM • SITTING ROOM

PLAYROOM • STUDY • KITCHEN • UTILITY ROOM • 5 BEDROOMS

3 BATHROOMS • DOUBLE GARAGE • STUDIO • GARDENS

PADDOCK • PRIVATE PARKING • LAND APPROX 4.2 ACRES

AN EXCEPTIONAL ARTS & CRAFTS COUNTRY HOME IN THE HEART OF THE COTSWOLDS

LOCATION

Superbly located on the edge of Minchinhampton, Frome Top benefits from superb country living whilst being ideally placed on the edge of the village within walking distance to local amenities. This small Cotswold market town has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. Other amenities in the town include a doctor's surgery, dentist, library, The Crown pub recently revamped by the Lucky Onion group, two restaurants and a church.

Nearby Stroud is a spirited community, surrounded by rolling countryside and pretty

Cotswold villages. The town is well served and offers great amenities, an award-winning farmers' market and travel connections.

Nailsworth and Tetbury, both just a short drive away, offer everyday shopping facilities along with a selection of lovely boutiques, antique stores, cafés and restaurants.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Minchinhampton itself and Cirencester; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Beadesert Park on the door step,

Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt and Cheltenham Colleges to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

DESCRIPTION

Frome Top is a beautiful Grade II Listed country house situated in a commanding position overlooking the stunning surrounding Cotswold countryside. Built in the early 1920's under the supervision of renowned Cotswold architect, Norman Jewson, the house provides generous and versatile living space and an abundance of character and charm. Careful thought has been put into creating a home which is both welcoming and practical, whilst retaining many original features.

The ground floor reception rooms comprise a dining room with wood burning stove and a fabulous drawing room with open fireplace and stone carved surround.

The kitchen/breakfast room is clearly the heart of the home and a great space to entertain family and friends. The kitchen has been thoughtfully designed to provide ample storage and workspace and is equipped with a striking teal four oven gas fired Aga. French doors lead out onto the terraces, perfect for al fresco dining in the warmer months. The playroom is superbly located just off the kitchen. A study, utility / boot room, and cloakrooms are great additions to the ground floor living space.

On the first floor a wide landing leads to an impressive master bedroom suite with dressing room, an en suite bathroom and stunning views over the gardens and countryside beyond. A further four double bedrooms (one en-suite) lead off the landing as well as a family bathroom. Much consideration has been put into creating ample discreet storage throughout.

The attic provides excellent storage space and great potential to provide further accommodation subject to the necessary planning permission.

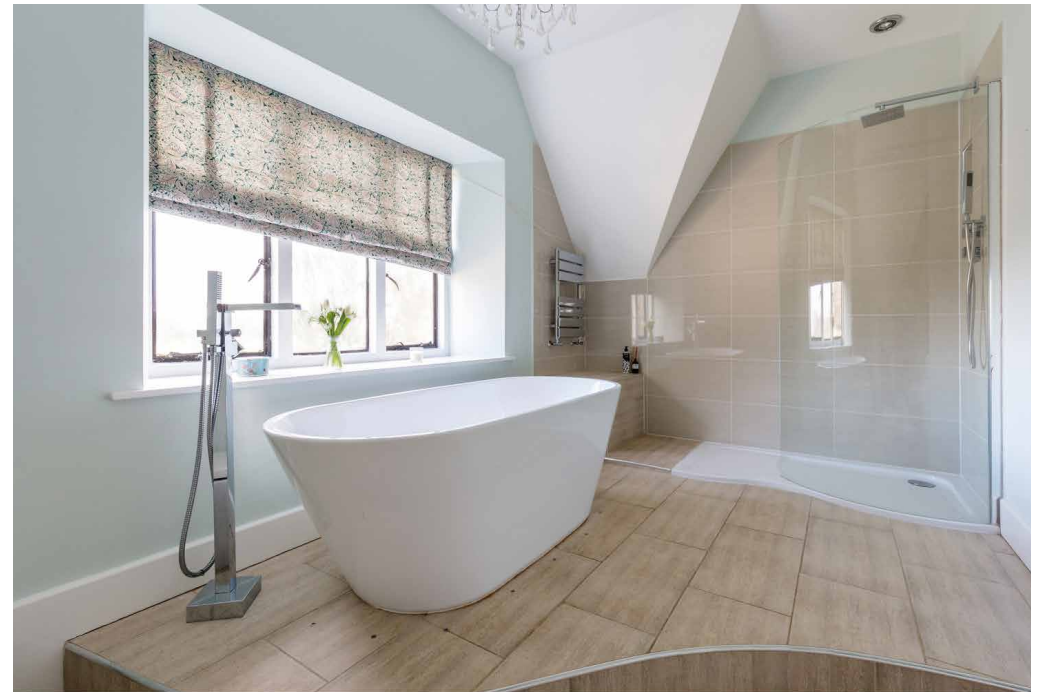
The house sits centrally within a generous 1½ acre plot of gardens, mainly laid to lawn, which is very private. To the rear there are breath-taking views over the paddock and countryside beyond. The driveway provides ample parking and there is also a double garage. A separate studio is located in the garden. Total land approx 4.2 acres.



NAILSWORTH 2 MILES
STROUD 4 MILES
TETBURY 7 MILES
CIRENCESTER 10 MILES
KEMBLE STATION 10 MILES
(LONDON PADDINGTON 75 MINS)
M5 (JUNCTION 13) 8 MILES
CHELTENHAM 20 MILES
M4 (JUNCTION 18) 18 MILES

All distances and times are approximate







GENERAL INFORMATION

Tenure: Freehold. Grade II listed.

Council Tax: Band H.

Services: Mains electricity, water and gas central heating. Private drainage.

Postcode: GL6 9EQ.

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: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band H.



Frome Top, Cirencester Road, Minchinhampton, Gloucestershire, GL6 9EQ

Approximate Gross Internal Area
House = 307.8 sq m / 3313 sq ft (Excluding Eaves Storage)
Loft = 29.3 sq m / 315 sq ft
Garage / Store = 42.4 sq m / 456 sq ft
Total = 379.5 sq m / 4084 sq ft



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