

THE GLASSHOUSE

— WESTONBIRT —



The Glasshouse, Westonbirt, GL8 8QF

Glazed atrium reception hall • Inner Palladian style stair hall • Kitchen/ family room
Secondary kitchen • Dining room • Drawing room • Library • Study • Games room
Yoga room • Utility/ laundry room • Cloakroom • Shower room • Wine cellar & store room
Six bedrooms with en suite bath/ shower rooms

Self-contained one-bedroom annex with shower room & kitchenette

Double garage • Walled landscaped gardens • Woodland • Private driveway & parking

An outstanding contemporary house in a beautiful corner of the Cotswolds

Description

Impressive in size, contemporary in design and soulful at its heart, The Glasshouse is a piece of art in itself. It goes without saying that an enormous amount of care, attention and love has been put into creating not only a functional and modern home but also a welcoming, beautiful and timeless home.

The living spaces face duly south allowing for an exceptional abundance of natural light throughout and the seamless transition from indoor to outdoor living make this a wonderful home for all seasons.

- The kitchen doubles as a generous family room which is perfect for informal gatherings, morning coffee around the centre island, or evening catch ups with a glass of wine in front of the wood burner. The secondary kitchen/ larder comes in very handy when entertaining larger numbers and is the cooking enthusiast's dream! The adjoining dining room, superb for dinner parties, is an elegant room in which to host.

- Across from the impressive glazed atrium entrance are the drawing room, library, study and games room – all beautifully laid with peaceful corners, hangouts and hideaways. The discreet yoga studio off the hallway is a great room for quiet meditation and exercise.

- The hallway has a contemporary Palladian style staircase with discreet LED lighting, oak treads and glass rises, and leads to both sides of the first floor's living accommodation which is home to an impressive master bedroom suite with a walk-in wardrobe and dressing area alongside the en suite bath and shower room. There are five further bedrooms, each with en suite shower/ bathrooms. All the rooms are generously proportioned with ample discreet storage and are bright and light with views over the gardens.

- A separate one-bedroom annexe with shower room and kitchenette is discreetly nestled at the end of the garden and is handy for additional guests or ancillary accommodation.

- Elegant landscaped gardens, bordered by a beautiful listed Victorian wall, have been thoughtfully curated to provide colour and greenery, alongside shaded seating areas. Predominantly laid to lawn and interspersed with herbaceous borders, it is a haven of peace and tranquillity. The woodland beyond is a green oasis and an exciting play space for children, with quirky hiding places and plenty of room for den making! The wood can be sourced for cosy winter fires.

- A double garage provides enclosed parking and is currently used as a work shop.

- The Glasshouse is an extremely efficient house to run, equipped with state of the art energy systems such as discreet solar panels, a mechanical ventilation with heat recovery system and a rainwater recovery system. The central heating system can be controlled by SMART APPS anywhere in the world.

Eco credentials

- Solar heating
- Mechanical Ventilation with Heat Recovery provides fresh filtered air into the house whilst retaining most of the energy that has already been used in heating it. The system provides a constant supply of fresh filtered air, maintaining the air quality whilst being practically imperceptible.
- Heating controlled by SMART APPS
- Rainwater harvesting system.





Location

The Glasshouse, set in circa 3.5 acres of gardens and woodland, is superbly situated a stone's throw from stunning Westonbirt Arboretum. A true edge of village country home with exceptional countryside on the doorstep and a thriving village community a short walk up the road.

- Westonbirt is a quintessential Cotswold village and home to Westonbirt Arboretum, an internationally renowned magical tree garden, where you can explore trees from all over the globe. Walking paths are abundant and various events take place throughout the year including concerts and seasonal activities. The quaint and beautiful St Mary's church is nestled in the hillside a few miles away in Lasborough and there is a plethora of well-renowned gastro pubs within striking distance of The Glasshouse.

- The historic towns of Tetbury and Malmesbury, with its handy Waitrose, are a short drive away and with their selection of lovely boutiques, antique stores and cafes, offer everyday shopping facilities, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

- Known as the 'Capital of The Cotswolds', Cirencester a few miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafés and twice weekly markets.

- The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Westonbirt which is within walking distance, Beaudesert Park, Pinewood, Malmesbury Church Of England School, St Mary's and St Margaret's to name a few.

- Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful and the Beaufort Polo Club is just down the road and Badmington and Gatcombe horse trials take place only a few miles away; sailing and water sports can be enjoyed at The Cotswold Water Park; swimming and gym facilities are available at the Westonbirt Sports Hall.

- 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 from both Kemble and Swindon.

*Tetbury 2.5 miles
Malmesbury 5 miles
M4 (Junction 17) 8 miles
Kemble 11 miles
(London Paddington 75 mins)
Cirencester 14 miles
Bath 20 miles
Bristol 24 miles*

All distances and times are approximate











General Information

Rights of way: There is a footpath that crosses through the woodland.

Tenure: Freehold.

Services: Mains electricity. Private drainage and water supply. Solar central heating.

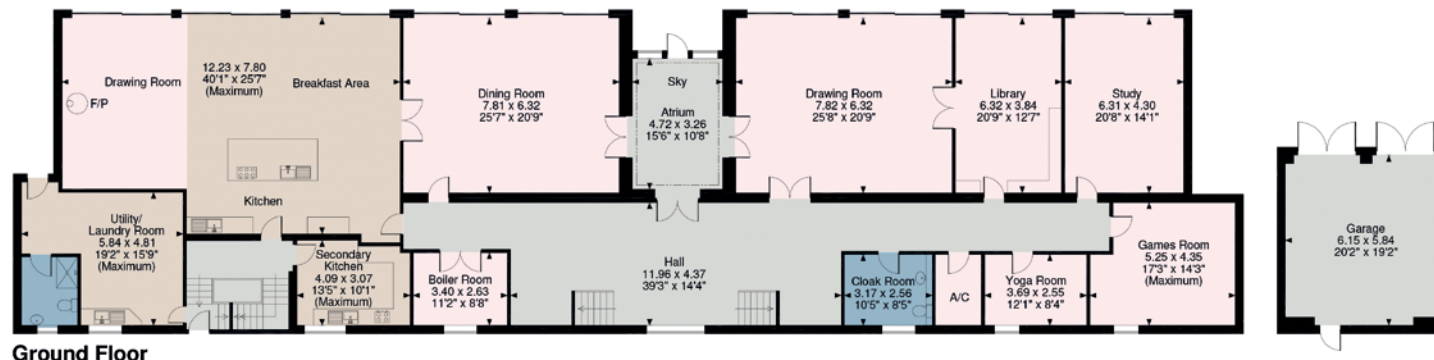
Postcode: GL8 8QF.

Viewing: Strictly by appointment through Sharvell Property Ltd.

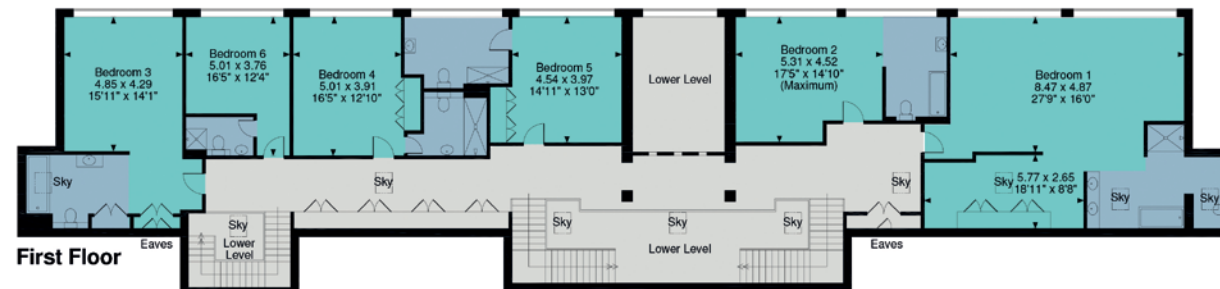
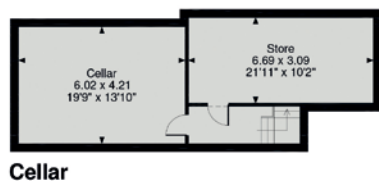
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band H. EPC rating B.





The Glasshouse, Westonbirt, Tetbury
Approximate Gross Internal Area
Main House = 8,584 sq ft / 798 sq m
Garage = 376 sq ft / 35 sq m
Annexe = 446 sq ft / 41 sq m
Total = 9,406 sq ft / 874 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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