WINSTONE GLEBE

- WINSTONE -



WINSTONE GLEBE, WINSTONE, GL77LN

Kitchen/ Breakfast room Dining room Drawing room Sitting room Study Games room Utility Six bedrooms Three bathrooms One bedroom annex Terrace Landscaped Gardens Paddocks and stabling Tennis court Private driveway with ample parking

An exceptional Cotswold country home in the heart of the village

Description

Winstone Glebe is a stunning country home with exceptional countryside views. The owner has been mindful to create a welcoming and beautiful home with living spaces which flow seamlessly, generous reception rooms and cosy corners.

The kitchen/breakfast room is perfect for informal dinners and quiet morning coffees. There is plenty of worktop and storage space and the Aga adds extra warmth in the winter months.

The dining room comes into its own when entertaining family and friends and more formal dinner parties. The sitting room is perfect for cosy winter evenings in front of the wood burner watching a good movie and the adjacent study is ideal for working from home.

The drawing room with its wood burner is well proportioned and ideal for larger gatherings. It is also super for hunkering down with a good book after a long country walk exploring the Cotswolds.

The garden room is currently set up as a fabulous games room with French doors leading to the terrace and garden beyond. The room is lovely and bright and offers plenty of entertaining and storage space. The utility room keeps the piles of washing out of sight and is ideal for muddy wellies and wet dogs!

Upstairs comprises the principal bedroom suite with dressing room and en suite bathroom. There are five further bedrooms and two bathrooms. The bedrooms are beautifully laid out with lovely views over the village and gardens.

Outside the garden is a true haven of peace and tranquillity with breathtaking uninterrupted countryside views. The terrace is ideal for al fresco dining and enjoying sundowners in the summer months. The delightful garden is magical and is predominantly laid to lawn, interspersed with an array of colourful borders and topiary hedging. There is also a tennis court for the sport enthusiast!

The annex, in need of some modernisation, comprises a kitchen, bedroom and bathroom and could offer superb ancillary accommodation.

The driveway provides ample parking.

Planning Permission has been granted for ground and first floor extensions and alterations to the main house - 22/02836/FUL.

NB: There is a public footpath along the driveway.

Location

Winstone Glebe is located in Winstone, a fabulous quintessential village in the heart of the Cotswolds Area of Outstanding Natural Beauty. Exceptionally well located, this truly stunning Cotswold home offers the best of both worlds with country walks on the doorstep yet is within easy reach of local amenities.

Elkstone Studios, just a mile away, is a collection of converted barns is home to a Jesse Smith's butcher, Knead bakery, various wellness and fitness businesses, paddle courts and a selection of fabulous boutiques.

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

Cheltenham, to the North, not only offers excellent shopping and dining, but it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The historic towns of Tetbury and Malmesbury to the south, offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three nearby CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and Polo in Cirencester Park.

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



Cheltenham 8 miles Cirencester 9 miles Kemble Station 10 miles (London Paddington 75 mins) M4 (Junction 15) 26 miles M5 (Junction 11A) 9 miles

All distances and times are approximate

























General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil-fired heating.

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 G.



Winstone Glebe, Croft Lane, Winstone, Cirencester, Gloucestershire

res / 441 sq feet
res / 409 sq feet
res / 215 sq feet
res / 97 sq feet
res / 86 sq feet
9 sq metres / 8 sq metres /

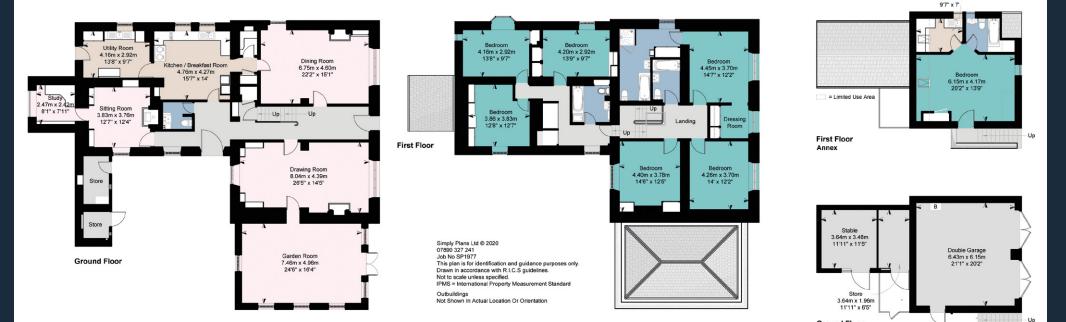
Total (Includes Limited Use Area 486 sq metres / 5231 sq feet 7 sq metres / 75 sq feet)





Ground Floor

Kitchen 2.91m x 2.12m



SHARVELL PROPERTY

- THE COTSWOLD ESTATE AGENCY -

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