

# GREEN OLDBURY HOUSE



GREEN OLDBURY HOUSE, ELKSTONE, CHELTENHAM, GL53 9PX

## A CONTEMPORARY COTSWOLD FAMILY HOME WITH OUTSTANDING VIEWS, SET IN ALMOST 5 ACRES.

### DESCRIPTION

Entering into an impressive gravel driveway with far reaching views, Green Oldbury House is a recently converted barn set in a stunning elevated position, beautifully nestled in almost 5 acres of gardens and paddocks. This superb country home offers buyers the opportunity to acquire a very special property.

Renovated to an exacting standard, the house has been tastefully and thoughtfully created, providing ample and discreet storage with attention to detail throughout.

On arrival, the entrance hall houses a boot area, plenty of storage for outdoor wear and a downstairs cloakroom.

The 50ft main reception area with vaulted ceiling basks in an abundance of natural light and is, without doubt, the focal point of this home and where any buyer will spend a great deal of time. The kitchen has a granite-topped central island with breakfast bar area and bespoke wall and floor units. On the ground floor are six pairs of floor-to-ceiling French doors opening on to the terrace and gardens. Due to their size, these beautifully crafted, timber-framed doors allow an enormous amount of natural light

to flood the house. The underfloor heating throughout the downstairs provides a wonderful feeling of warmth. Of particular note is the fantastic picture window in the dining area with wonderful window seats, making this the perfect place to enjoy the superb views across the gardens and countryside beyond.

The ground floor provides two thoughtfully laid out double bedrooms, both with en-suite bath/shower rooms. Upstairs are two further bedrooms with white painted floorboards and a family bathroom. The laundry room is very conveniently located on this floor.

French doors from the kitchen lead out to the terrace area, which is perfect for entertaining and outside dining. The terrace directly overlooks the gardens, which are predominantly lawned, level and enclosed by Cotswold stone walls or hedging. The land surrounding the property on three sides totals almost 5 acres and sits immediately beyond the gardens. The views are outstanding.

Planning permission for a three bay, oak-framed garage with office above. (REF 16/02509/FUL)

ENTRANCE HALL • 50FT KITCHEN/BREAKFAST ROOM

FAMILY ROOM • CLOAKROOM • LAUNDRY ROOM • 4 BEDROOMS

3 BATH/SHOWER ROOMS • SHED • GARDENS & PADDOCKS







## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity.  
Private drainage (septic tank shared with  
Oldbury Farm). LPG gas central heating.

**Postcode:** GL53 9PX.

**Viewing:** Strictly by appointment through  
Sharvell Property Ltd.

**Local Authorities:** Cotswold District  
Council, Trinity Road, Cirencester,  
Gloucestershire. 01285 643643  
Council Tax Band E.



## LOCATION

Green Oldbury House is situated in a small hamlet just north of the beautiful Cotswold village of Elkstone. The village boasts wonderful open gardens each year and the Green Dragon pub is a short stroll down the lane towards Cobberley. The nearby village of Colesbourne hosts a garage, post office and shop and stunning Cowley Manor, offering wonderful spa facilities, is a short drive away.

Conveniently located, the property is equidistant from both Cirencester and Cheltenham.

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 and twice weekly markets. Sporting opportunities are abundant.

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.

The area offers an excellent choice of schooling and includes Coberley Primary School, Cheltenham College, The Ladies' College, Dean Close, Powell's, Rendcomb College, Beaudesert, and Prior Park to name but a few.

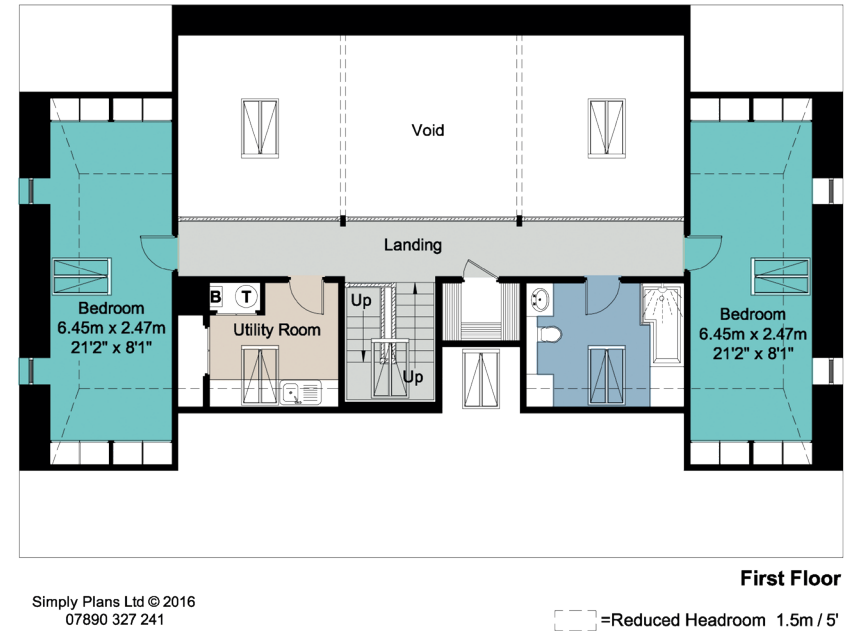
CHELTEMHAM 8 MILES  
CIRENCESTER 8 MILES  
KEMBLE STATION 14 MILES  
(LONDON PADDINGTON 75 MINS)  
SWINDON 22 MILES  
M4 (JUNCTION 15) 24 MILES

*All distances and times are approximate*



## Green Oldbury House, Elkstone, Gloucestershire

Gross Internal Floor Area Approx :-  
233 sq metres / 2508 sq feet



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purposes only. Not to scale.

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