

# UPMEAD

MINCHINHAMPTON • GLOUCESTERSHIRE











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## MINCHINHAMPTON • GLOUCESTERSHIRE

Minchinhampton 1 mile • Tetbury 6 miles • Kemble Intercity Station 8 miles • Cheltenham 17 miles  
M5 (J13) 8 miles • M4 (J15) 20 miles • Bristol 30 miles • Bath 30 miles  
(All distances approximate)

### *A fine and traditional spacious Cotswold stone family house*

Entrance hall • Reception hall • Drawing room • Kitchen/breakfast room • Sitting room • Dining room  
Study/Library • Garden Room • Utility room • Cloakroom

Master bedroom suite with dressing room • 5 further bedrooms • 3 further bathrooms (2-en suite)  
Sauna • Roof terrace • Large loft area

3 bay garage • Landscaped garden and lawns • Sunken garden with lily pond and waterfall  
Walled herb garden • Orchard • Stable yard with stable block • Outdoor manège • Paddock

Approx gross internal floor area: 6,071 sq ft (564 sq m)

**In all about 6.62 acres**

**For sale Freehold**



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## Gloucestershire



Upmead is situated in a convenient position close to Minchinhampton Village on the western edge of the Cotswold Hills Area of Outstanding Natural Beauty. The area has excellent communications to major centres such as Bath, Bristol, Cheltenham and Swindon which are all within a 30 mile radius. Access to both the M5 (Jct 13) and M4 (Jct 17). Direct train services run from Kemble to London Paddington from 80 minutes.



Education in the area is excellent including Beaudesert Park at Minchinhampton and Rose Hill at Westonbirt, both of which have renowned pre-prep and preparatory schools. Other schools in the area include Cheltenham Ladies, Cheltenham College, Westonbirt and Wycliffe College together with a large number of other popular primary and secondary schools as well as colleges in the area.



Upmead is conveniently located within easy reach of daily shopping in the village itself with extensive shopping and further cultural facilities in nearby Cirencester, Tetbury and Nailsworth.



Sporting in the area are renowned including golf at Minchinhampton; racing at Cheltenham, Bath and Chepstow; hunting with the Duke of Beaufort's, VWH and Cotswold hounds; Eventing at Badminton and Gatcombe Park; polo at Aston Down and Cirencester Park; rugby at Gloucester and Minchinhampton; and water sports at the Cotswold Water Park. The surrounding countryside has a network of bridleways and footpaths offering excellent walking and riding.











## Upmead

Upmead is a traditional family house constructed of Cotswold stone with a natural tile roof extending to 6,071 sq ft. The property has stone mullion leaded windows throughout and oak strip flooring to the ground floor. The majority of the spacious and well-planned accommodation is arranged over three floors.

The property is entered through wrought iron gates that

continue onto the sweeping gravelled drive that leads to the front of the house and turning circle. An oak studded front door under a traditional Cotswold stone porch shelter enters into the large reception hall. Double oak doors open into the drawing room which has full length windows overlooking the terrace and garden with views down the valley. The garden room is accessed off the drawing room

which is south facing with a pitched roof and French windows opening onto the terrace and pergola. To the right of the reception hall is the dining room, kitchen/ breakfast room, sitting room, study and utility room. The kitchen / breakfast room is made by Touchwood of Cheltenham and has a two oven gas fired Aga and extensive worktops.













From the hall, the oak staircase leads to the first floor landing. The master bedroom suite has fine proportions and a balcony that has excellent views overlooking the sunken garden. There are a further two bedroom suites on the first floor, a double bedroom and family bathroom. The second floor is currently arranged as two bedrooms but could also create a fantastic media room or play room.

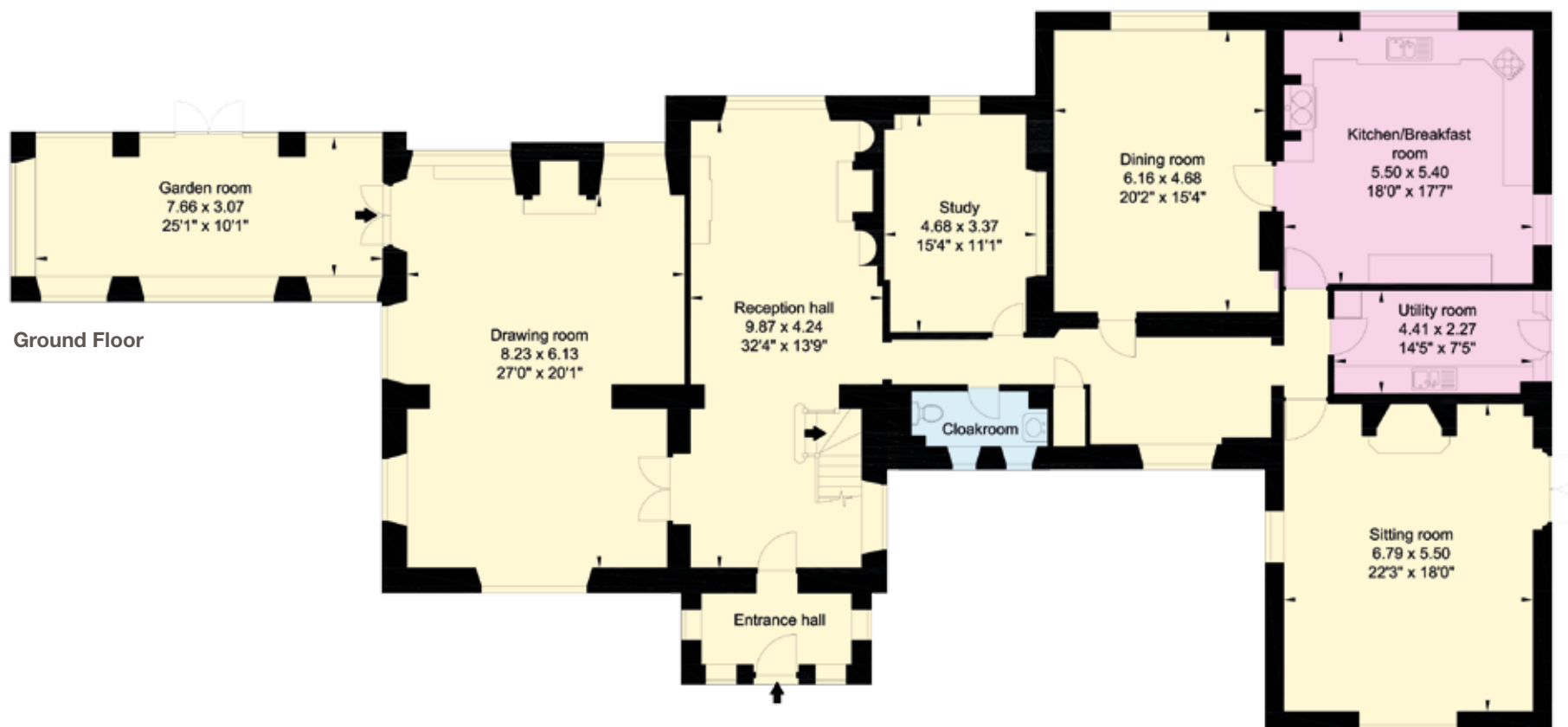


### Approximate Gross Internal Floor Area

House: 564 sq.m (6,071 sq.ft)

Outbuildings: 108 sq.m (1,163 sq.ft)

Total: 672 sq.m (7,234 sq.ft)

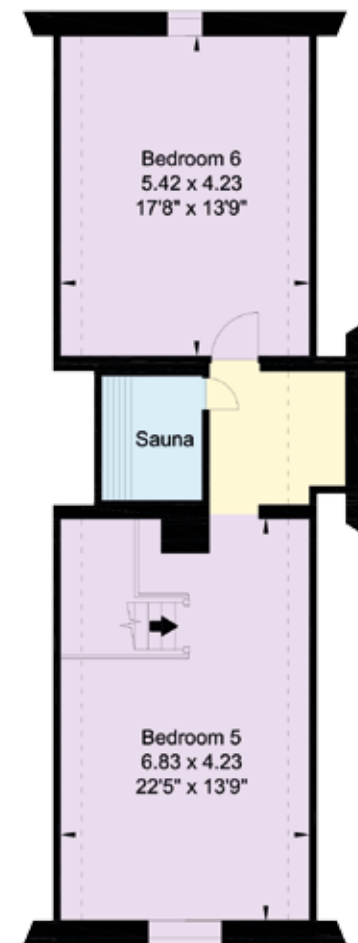


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

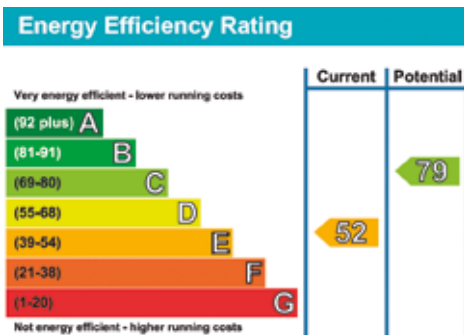




First Floor

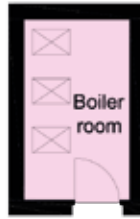


Second Floor



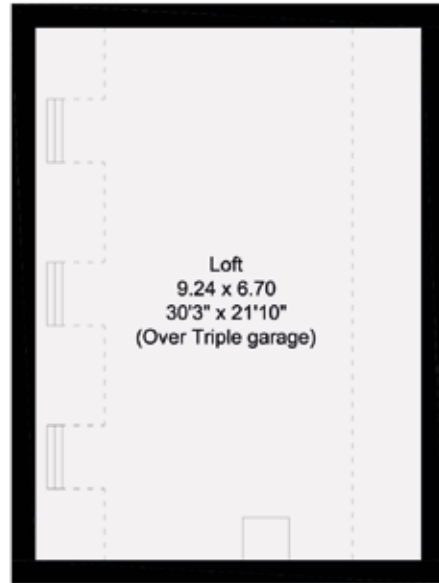
Denotes restricted head height





**Outbuildings**  
(Not shown in actual location)

Denotes restricted  
head height





## Outbuildings

Adjacent to the house is a three bay garage with storage on the first floor. The garage block also has potential to create ancillary accommodation. The back drive is approached through a pair of high curved wooden gates with stone pillars and down an avenue of both mature and young trees. A gateway opens into the stable yard with a Dutch barn. There is an L shaped wooden stable block with 4 looseboxes, tackroom and storeroom. The yard has running water, power and light and leads down to the paddock and outdoor manège. The 4 acre paddock to the front of the house has a post and rail fence dividing it from the extensive lawns and would be ideal for a couple of horses.

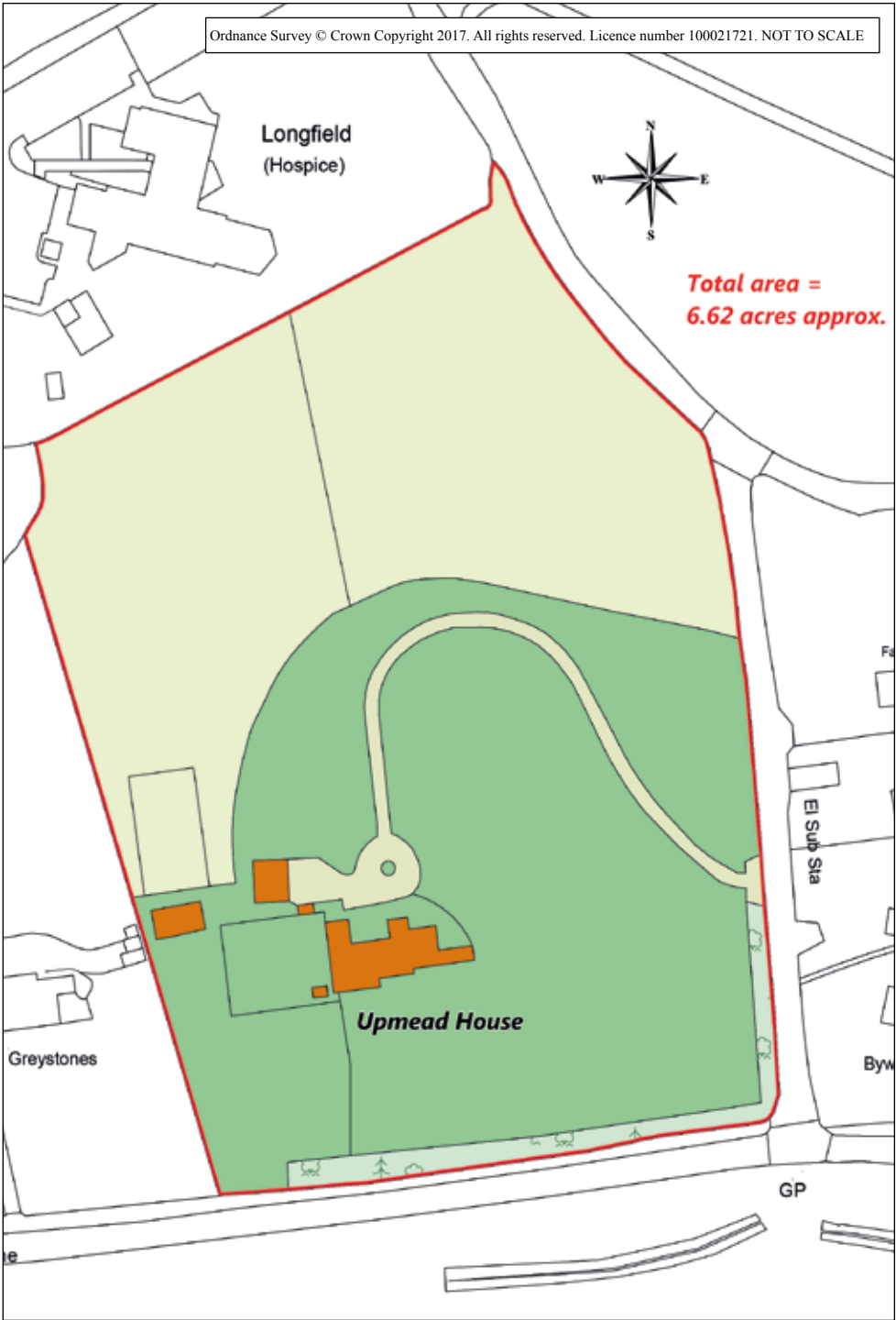
## Gardens and grounds

To the west side of the house is a walled herb garden with 3 separate stone orchard entrances with wrought iron gates which is believed to carry over 100 varieties of herbs with a central lawn and sundial. Around the walls are vines, fruit trees and roses.

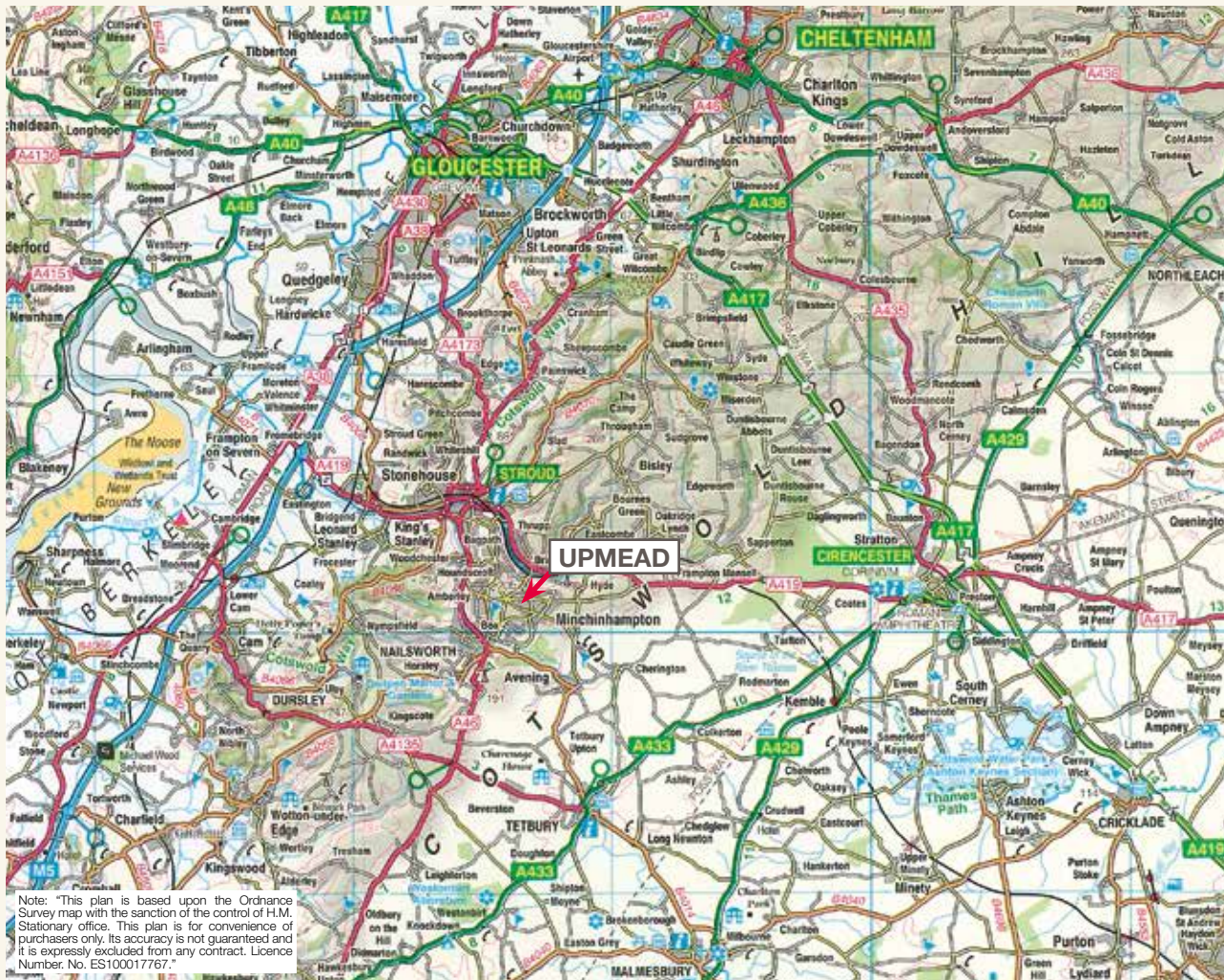
The garden to the south is completely enclosed with many mature trees. There is a pergola of Cotswold stone to the side of the garden room and a terrace on the south side of the house. Behind the house is a planted sunken garden which has Cotswold stone walling to its boundaries and a central lily pond with a pumped waterfall and central fountain. It is believed to have over a thousand different herbaceous plants. The lawns are extensively bordered by a post and rail fence and leylandii trees to the paddock.











## Rights of Way

There are no rights of way across the property.

## Services

Mains drainage, electricity and water. Full gas fired central heating.

## Fixtures and Fittings

Only those mentioned in these sales particulars together with light fittings, carpets and blinds are included in the sale. All others are specifically excluded but may be available by separate negotiation.

## Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

## Local Authority

Stroud District Council. Tel. 01453 766321

## Directions (GL6 9EG)

From Cirencester take the A419 towards Stroud. After about six miles fork left signposted Aston Down and Minchinhampton. Stay on this road for about two miles passing Aston Down Polo Ground on the right. Turn right signposted Besbury (unsuitable for heavy vehicles) and the gates to Upmead are 200 yards on the left.

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