

# North Wind

*Moor Court*



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## North Wind, Moor Court, Rodborough Common

*A substantial wing of this magnificent Grade II listed Victorian mansion with exceptional and far reaching west facing views.*

### Mileages *(Distances are approximate)*

Minchinhampton – 1.6 miles; Stroud – 2.7 miles; Cirencester – 11.5 miles; M5 (Junction 13) – 6.8 miles; M4 (Junction 18) – 18 miles; Kemble Railway Station – 11.4 miles; Stroud Railway Station – 2.5 miles.

### Accommodation

Entrance hall, drawing room, sitting room, kitchen/dining room, second kitchen/utility room, gym with shower, cinema room, wine cellar, master suite, three further bedrooms, two further bathrooms.

### Outside

Private drive with ample parking, garage including covered parking, garden store, terrace and lawned garden.

Freehold.

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## Description

North Wind forms part of the prestigious and magnificent Moor Court. Built in the mid 19th Century for the wealthy Reverend Mr G Williams and positioned on an escarpment at the edge of Rodborough Common. North Wind makes the most of the incredible west facing valley views which incorporate the Severn Vale and the Welsh hills beyond. It has a striking architectural style being built of Ashlar limestone and is Grade II listed. Whilst originally build as a single country house the building was divided into 3 properties in the 1970's and North Wind was formed.

The accommodation predominantly spans three floors and offers a good degree of flexibility with large well proportioned rooms, generous ceiling heights and a plethora of windows all with exceptional aspect to both the front and rear. The property underwent a complete renovation in 2007/8 with the highest quality materials being used which has helped preserve the integrity of the interiors which have since been further enhanced by the current owners and maintained to an impeccable standard.

The principal rooms on the entrance level are surprisingly generous for this period of property and whilst the rooms are independent they do have a good degree of familiarity with large open arches linking the two seamlessly. The generous kitchen/dining room takes centre stage in the house and has been fitted with a range of quality oak carpentry and integrated appliances including: a 6 ring Smeg gas range cooker, wine fridge, double fridge/freezer and dishwasher. There is ample space for dining room table and chairs. The kitchen is backed up by a back kitchen/utility room found on the lower floor. Solid oak flooring runs throughout the ground floor level.

The main drawing room has an array of double glazed wood sash windows making the most of the views over the private gardens and the exceptional views beyond. A feature wall mounted wood burner brings warmth and focus to this space. The adjacent sitting room makes an ideal work room or play room. Like most of the rooms on the entrance level it is double aspect providing good day round sunshine.

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The lower ground floor has the aforementioned back kitchen complete with back up dishwasher, fridge and sink as well as access to the garden. The remainder of the floor is used for leisure purposes. There is a gym/games room with wet room style shower room and independent external access, as well as a fully fitted cinema room, with fittings for a projector and screen. The cinema room has twin satellite and broadband feeds. It provides access both to a cellar level, ideal for wine storage, and to the area which houses the pressurized water system, boiler, heating controls and central internet router. The oak flooring also runs throughout the lower level and access is provided to the integral garage which has a slate floor and rear garden access.

The top floor of the house has four well proportioned bedrooms. The master bedroom has an opulent en suite bathroom complete with bath, twin sinks and walk-in double shower. There is a large family bathroom as well as an en suite shower room off one of the bedrooms.

The entire rear of the property has double glazed solid wood sash windows and doors with the majority of the front (due to its historical importance) remaining single glazed.

## Situation

North Wind occupies a splendid position on the edge of Rodborough Common with far reaching views across the Severn Vale to the hills beyond. There is access to over 600 acres of common land which is cared for by the National Trust and ideal for walking and riding.

North Wind is convenient for a number of major centres including the Regency spa town of Cheltenham and Cirencester, the capital of the Cotswolds, both 14 miles away. The vibrant and bohemian town of Stroud is just 2.5 miles away. The M5 is also easily accessible, as is the M4 and London via the dual carriageway from Cirencester.

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Essential facilities can be found in the nearby market town of Minchinhampton which has a wide range of shops including a post office, library, selection of pubs and restaurants, well regarded butcher, chemist, doctors, general stores and a Church. Further facilities are available in Nailsworth which also offers a supermarket, lovely delicatessen and restaurant, a gastro bakery and garden centre. In nearby Stroud there is a Waitrose, a variety of shops, a highly regarded weekly farmers market and cinema. Schools are also a major draw and in the area you will find a superb choice of state and private schools including Beaudesert Park, Wycliffe and a local primary schools at Minchinhampton.

## Gardens and Grounds

The property enjoys a generous front garden and driveway which has ample parking for numerous cars. There is a striking Cedar of Lebanon tree taking centre stage as well as a small grassed area, herbaceous borders and hedging.

To the rear there are multiple access points to the terrace which enjoys exceptional sunsets and the incredible views that the property has in abundance. The rear patio in turn leads on to the formal part of the garden which is split into two level lawns separated by a meandering ha-ha. There are a number of flower beds, a low level wall and a dividing hedging. There is also a lower section of garden. There is also a covered parking area adjacent to the access to the single garage.

The main part of Moor Court is split into three principal houses as well as one smaller adjacent house. There are a small number of other residences that form part of the original grounds of Moor Court. These do share some communal areas such as driveways, services etc further details of which can be sourced via the agent.

## Services

Gas central heating. Mains drainage.

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## North Wind

Approximate gross internal area. Main house = 4,449 sq ft / 413.4 sq m.



The Prime and Country House team would be delighted to show you around this property.

### Prime and Country House Department

0207 493 8222

prime&countryhouse@hamptons-int.com

### Stroud Sales

01453 751666

stroud@hamptons-int.com

### Hamptons International Head Office

7th Floor, UK House

180 Oxford Street

London W1D 1NN

[hamptons.co.uk](http://hamptons.co.uk)

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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