

An aerial photograph of Greenway House, a large, light-colored stone building with a dark tiled roof and two chimneys. The house is surrounded by a gravel driveway, a large green lawn, and a well-manicured garden with a tall, rectangular hedge in the foreground. A blue door and a small wooden shed are visible. The background shows rolling green hills under a blue sky with scattered clouds.

Greenway House, Lower Slaughter, Cheltenham





A beautifully presented and conveniently located detached four bedroom family home

Summary of accommodation

Ground Floor Reception hall | Cloakroom
Kitchen/dining room | Drawing room | Sitting room
Garden room

First Floor Principal bedroom with en suite shower
Three further bedrooms | Family bath room

Outside

Double garage | Summer house | Private gated driveway
Gardens and grounds

Approx 0.5 acres

Distances

Stow-on-the-Wold 3.5 miles | Kingham station 6.5 miles
(London Paddington from 82 minutes) | Cheltenham 17 miles | Oxford 28 miles.
(Distances and times approximate)



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Location

Although the address for Greenway House sits within the boundary of Lower Slaughter village, the property is actually closer to the village of Wyck Rissington. Wyck Rissington is one of the prettiest villages in the Windrush Valley, a designated Area of Outstanding Natural Beauty. The village is peaceful, with a number of attractive Cotswold stone homes overlooking the village green. Bourton-on-the-Water and Stow-on-the-Wold provide day-to-day amenities, including supermarkets. Nearby is Daylesford Organic Farm Shop, and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford. Schooling in the area is outstanding, including Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', the Cotswold School, and many other popular Cheltenham and Oxford schools. Sporting facilities in the area include racing at Cheltenham and golf courses at Naunton Downs, Broadway and Burford. Plenty of walking is available locally, including the Cotswold Way. Stow-on-the-Wold 3.5 miles, Kingham station 6.5 miles





Greenway House

Greenway House sits centrally within its own gardens and grounds and has been extended recently by the current owners and provides, beautifully presented family home. Approached over a private Cotswold stone driveway the covered porchway leads into a spacious entrance hall with oak beams, cloakroom off and understairs cupboard. This is central to the house and allows for the entertaining space to flow. The drawing room is double aspect with a central Farmington stone fireplace and woodburning stove. A second sitting room leads off the hallway which in turns extends into the fantastic garden room which fills the property with an abundance of light. Its full length glass windows and doors. No doubt the heart of the home is the part vaulted, kitchen/ dining and family room. Fully fitted with a Harvey Jones kitchen, central island with 5 ring gas hob and dresser unit, integrated appliances include a dishwasher, double oven, water softener and a utility cupboard cleverly hiding the washing machine. Karndean floors run throughout with double doors out to the rear terrace.

Upstairs the principal bedroom has fitted wardrobes and an en suite shower room with double sinks and large walk in shower. There are two further double bedrooms, both with fitted wardrobes and a fourth bedroom currently used as a study. The large family bathroom has a Spa bath and separate shower. All 3 double bedrooms benefit from far reaching views across the Cotswold landscape.









Gardens and Grounds

Greenway is approached through double wooden electric gates onto a sweeping Cotswold stone drive with plenty of space for cars. The south facing terrace wraps around the house with the porcelain terrace adjoining the kitchen, offering an ideal space for al fresco entertaining. The gardens and grounds back onto open farmland and are mostly laid to lawn with a mix of mature trees, raised flower beds and shrubberies. There is a wooden double garage with power and lighting situated to one side of the driveway and a summer house nestled to one end of the garden. Subject to any planning consents there is scope to extend further the property or replace/convert the garage to provide further accommodation.



Property information

Tenure: Freehold.

Services: Mains water, gas, electricity , private drainage. Part underfloor wet heating system and gas central heating.

Local authority: Cotswold District Council

Council Tax Band: F

EPC: D

Guide Price: £1,250,000

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



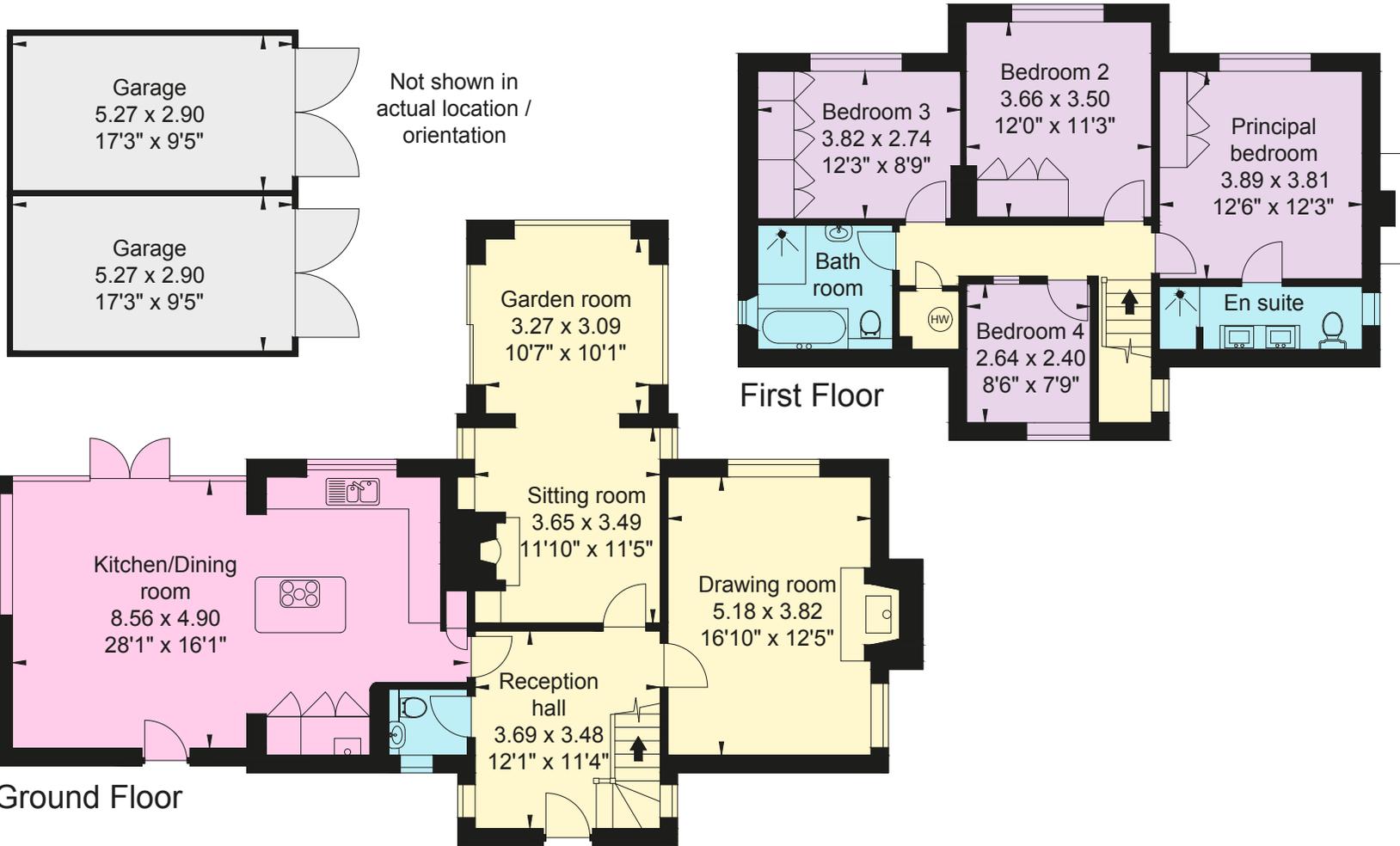
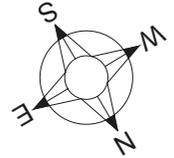
Approximate Gross Internal Floor Area

Main House: 169 sq m / 1,819 sq ft

Outbuilding: 31 sq m / 334 sq ft

Total: 200 sq m / 2,153 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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