

# Dene House

Lower Slaughter, Gloucestershire





## An immaculate period home with private and generous gardens, garaging and parking.

Bourton-on-the-Water 1.5 miles, Stow-on-the-Wold 3.5 miles, Kingham Station 8 miles (trains to London Paddington from 86 minutes), Cheltenham 15 miles, Cirencester 16 miles.  
(Distances and times approximate).



### Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Sitting room | Dining room | Kitchen breakfast room | Self-contained home office  
Cloakroom | Utility room | Gym | Boiler room

**First Floor:** Principal bedroom suite with dressing room and en suite | Double bedroom | Shower room

**Second Floor:** Guest bedroom with en suite and wardrobe | Fourth bedroom

### Outbuildings

Double garage | Single garage | Workshop | Loft room | Log store

### Garden and Grounds

Mature garden | Roof terrace | Various spaces to enjoy some outdoor entertaining | Greenhouse

**In all about 0.5 acres**

## Situation

Lower Slaughter was named after Sir Philip de Sloitre who was granted land here in the 11th century by William the Conqueror. It is arguably the prettiest village in the 'Golden Triangle' of the Cotswolds, the area lying between Chipping Norton, Burford and Stow and is in a designated Area of Outstanding Natural Beauty and has been used for the filming of a number of feature films.

Village amenities include the 18th century Manor House Hotel, The Slaughters Inn, parish church, village hall and village cricket club.

Local supermarkets are in nearby Bourton and Stow, with more comprehensive facilities in Cheltenham, Cirencester and Oxford.

The area is heaven for foodies, with Daylesford Organic Farm Shop just a 10-minute drive away and many nearby gastropubs such as the Wild Rabbit in Kingham (One Michelin Star), the Fox at Oddington and the Pig and Village Pub in Barnsley, plus any number of local artisan shops and brewers.

Kingham provides a mainline station that runs into Oxford and London Paddington (from 86 minutes).

Schooling in the area is outstanding including The Cotswold Academy, Kitebrook, Tudor Hall, Cheltenham Boys and Ladies and many other popular Cheltenham and Oxford Schools.

Sporting facilities in the area include racing at Cheltenham, golf courses at Naunton Downs, Broadway and Burford and rugby at Kingsholm in Gloucester.

There are plenty of wonderful local walking routes, including the Gloucestershire Way and Wardens Way.



## Dene House

Dene House is a Grade II listed Cotswold stone property dating from the 18th century, which has recently been substantially upgraded to provide a blend of modern aesthetics without losing any of its considerable period charm.

The house lies within beautifully stocked, totally private south-facing walled gardens, facing away from the village to enhance privacy and peacefulness.

The front door, with its Georgian lead canopy, opens onto a large reception hall with vaulted ceilings, galleried landing and fireplace with log burner. To the left is a Georgian-era dining room with views onto the garden. Adjacent is the substantial kitchen and breakfast room with vaulted ceilings and a range of hand-made solid oak kitchen units by local craftsmen, featuring Fisher & Paykel appliances and a 4-oven gas Aga. A stable door from the kitchen opens directly onto the south facing terrace.

To the right of the front door is a spacious drawing room with fireplace, a cosy TV room, extra-large boot room, gym and boiler room.

Accessed via the house, but also with its own front door into the garden, is a self-contained home office area with bespoke fitted desking and its own WC and reception hall.

The first floor galleried landing leads to an unusually spacious principal bedroom suite with separate dressing room and en suite bathroom. A second double bedroom is also on this floor with a very well-appointed shower room. The second floor provides a double guest bedroom with en suite bathroom and walk-in wardrobe, together with a fourth double bedroom.







## Outside

The grounds have been the subject of considerable investment by current and previous owners and as a result are stocked with some unusual specimen trees, including a mature Davidia (or 'Handkerchief Tree') and a topiary Japanese ornamental pear tree.

The walled gardens are arranged in three 'rooms', with lawns, a wild grass area and a Victorian style Cotswold stone and glass greenhouse by Alitex of Hampshire. There is a large gravel parking area behind wooden powered gates which leads onto outbuildings, currently used as garaging for three cars plus a workshop, with a first floor terrace which looks out over the gardens and village.



## FLOORPLANS

### Approximate Gross Internal Floor Area

House: 386 sq m / 4,155 sq ft

Outbuilding: 84 sq m / 905 sq ft

Total: 470 sq m / 5,060 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.

## PROPERTY INFORMATION

### Property Information

#### Services:

The property has mains gas, water, drainage and electricity.  
Gigaclear broadband up to 900 mbps.

#### Tenure:

Freehold.

#### Local Authority:

Cotswold District Council  
01285 623000.

#### Council Tax:

Band D

#### EPC:

Band G

#### Postcode:

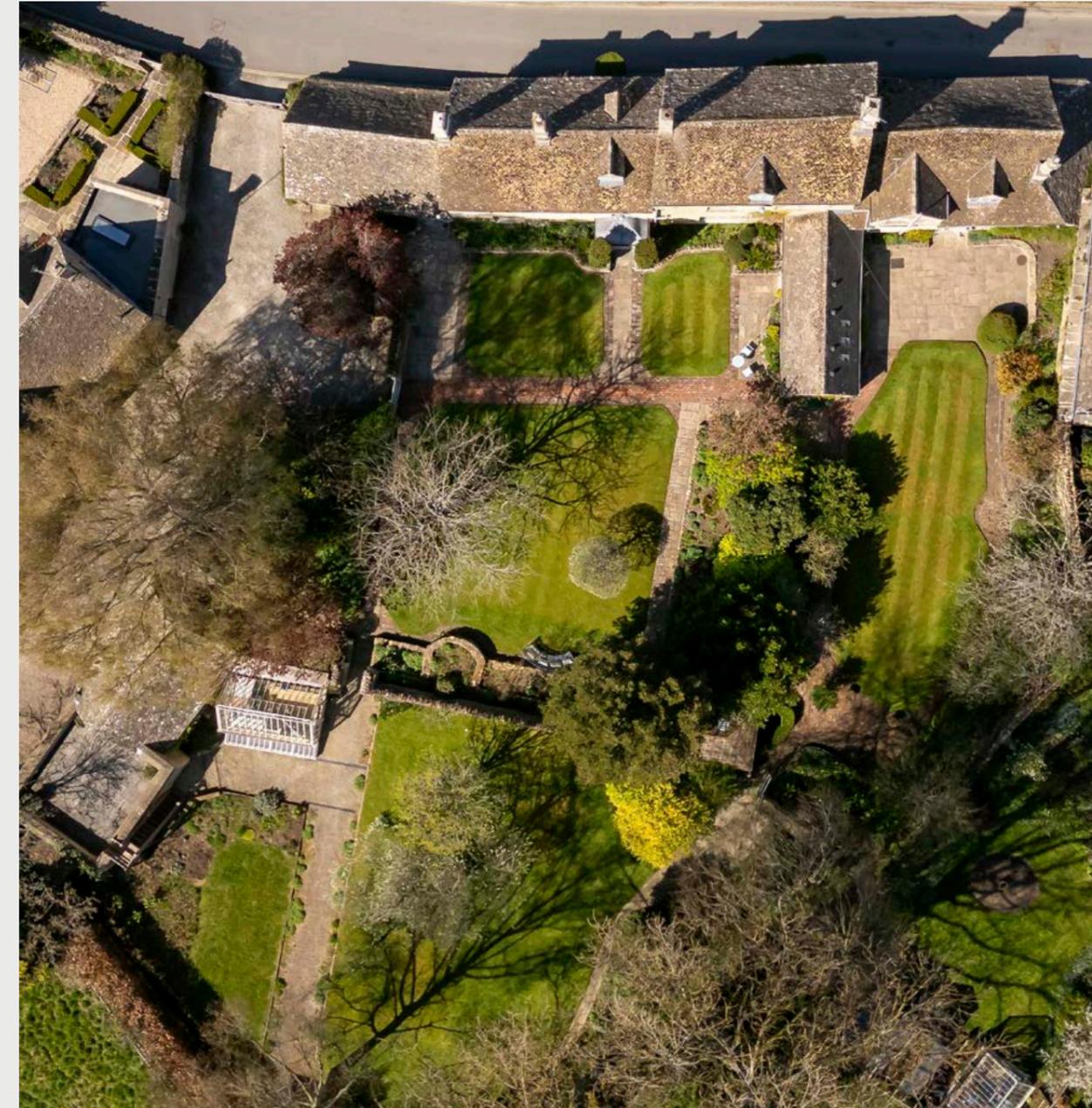
GL54 2HS

#### what3words:

///detective.sector.dodges

#### Viewings:

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





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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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