

THE ROOKERY

— UPPER DOWDESWELL —



THE ROOKERY, UPPER DOWDESWELL, CHELTENHAM, GL54 4LT

Entrance hall · Gallery · Kitchen/Dining room · Living room · Utility
Cloakroom · 4 Bedrooms · 3 Bathrooms · Triple Garage · Studio
Store · Terrace · Landscaped gardens · Circa 1.7 acres

An impressive Grade II Listed country home with sensational views

Description

The Rookery is the stunning example of a fabulous Grade II Listed country home with sensational far reaching unspoilt countryside views. The house has been fully renovated and extended with exceptional attention to detail. The living spaces flow beautifully and combine stunning original features with contemporary design for modern day living.

Originally composed of three cottages, The Rookery has been transformed into a substantial country home with versatile living spaces.

The kitchen/dining room is clearly the heart of the house and a superb space in which to entertain family and friends. Floor to ceiling sliding glass doors are ideal for indoor/

outdoor living in the warmer months and create a seamless transition to the terrace and garden. The countryside views are breath taking! The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space.

The adjacent glass fronted living room is a fabulous bright and light room and perfect for hosting guests or for relaxing with a good book.

The gallery is a beautiful room with feature stone walls and an impressive vaulted ceiling. It is ideal for unwinding after a long country walk, with the wood burner adding extra warmth and cosiness in the winter.

There are two bedrooms and two bathrooms on the ground floor, one of which is an en suite.

There is a handy utility and boot room with garden access, ideal for muddy wellies and wet dogs! There is underfloor heating throughout the ground floor.

The first floor comprises the master bedroom with en suite bathroom and a further bedroom. The bedrooms are accessed via separate staircases.

All the bedrooms have been beautifully laid out to provide comfort and plenty of discreet bespoke storage space.

Outside, the delightful terrace overlooks the neighbouring fields. The views are outstanding. The garden wraps round the house offering various seating areas, all of which take in the surrounding countryside views. It is a true haven of peace and tranquillity.

To the front of the house, the triple garage offers secure covered parking with a studio above, accessed via the side staircase. The gravel driveway provides plenty of parking.

Set in circa 1.7 acres. Additional land may be made available by separate negotiation.

Location

The Rookery, accessed via a sweeping tree lined driveway, is located off a quiet hamlet lane surrounded by impressive countryside. The rolling fields and exceptional landscape make this the perfect location for country walks and a breath of fresh air.

Nearby Cheltenham, 5 miles away, not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and of course horse racing.

Known as the "Capital of the Cotswolds", Cirencester, to the south, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Daylesford Organic Farm Shop, 17 miles east, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

One is spoilt for choice with the fabulous selection of idyllic Cotswold villages and towns which are only a short drive away. Whether it be Moreton-in-Marsh or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park; picturesque Chipping Norton; Chipping Camden with its elegant Cotswold stone buildings which provide a plethora of architectural styles; or Broadway, an exceptionally beautiful Cotswold village.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Andoversford Primary School, The Cotswold School, Cheltenham Colleges, Dean Close, Rendcomb College, Pate's and St Hugh's, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Broadway, Cheltenham, Cirencester and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



*Cheltenham 5 miles
(direct trains to London)
Cirencester 14 miles
Kemble Station 18 miles
(London Paddington 75 mins)
M4 (Junction 15) 32 miles
Oxford 37 miles*

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity and drainage. LPG gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures & Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 623000. Council Tax Band G & EPC rating E.



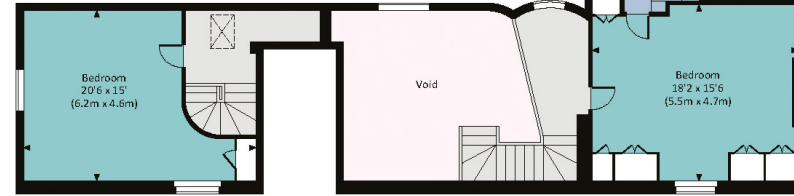
THE ROOKERY, UPPER DOWDESWELL, GL54

Approx. gross internal area 3165 Sq.Ft. / 294.1 Sq.M.

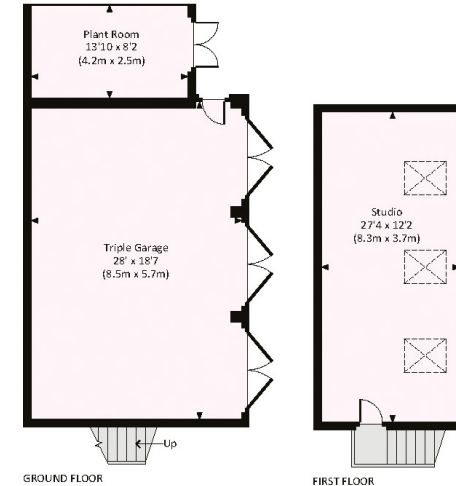
Approx. gross internal area 4135 Sq.Ft. / 384.2 Sq.M. Inc. Outbuilding



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

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