

OVERBUTTEROW HOUSE

— RODBOROUGH COMMON —



OVERBUTTEROW HOUSE, RODBOROUGH COMMON, GL5 5BP

Main house: Entrance hall · Dining room · Drawing room · Garden room · Library
Study · Playroom · Kitchen/ family room · Breakfast room · Games room
Wine cellar · Utility · 9 Bedrooms · 4 Bathrooms · Cellar · Workshop · Store

Pool house: Family room · Office · Changing room with shower and wc

Landscaped gardens · Private driveway · Car port · In all circa 1.45 acres

A sensational Country home in a fabulous gardens and grounds

Description

Overbutterow House is a sensational and substantial country home, renovated to a very high standard with impressive attention to detail. The house is both welcoming and practical, blending contemporary living superbly with original features, in a fabulous setting.

Great care and attention have been put into creating bright and light living spaces and cosy corners whilst taking in the impressive far-reaching views of the neighbouring countryside. It is a stunning spot!

The kitchen/ family room is the heart of the house with a stunning parquet floor, striking blush pink electric Aga and there is plenty of worktop and storage space. Designed by Jonathan Randall Kitchens, the room works brilliantly for every dining

and informal gatherings and is equipped with all the necessary modern appliances. The breakfast/ dining area leads onto the terrace with its gorgeous garden views, perfect for sundowners and summer BBQs with family and friends.

The dining room comes into its own when entertaining and for larger celebrations. This is a bright and light room with large windows, an open fireplace and impressive ceiling height. The adjoining drawing room is generously proportioned with a lovely open fireplace. It leads through to the garden room, a superb spot to relax with a good book. The ground floor also comprises a playroom and a library.

The lower ground floor is home to an impressive bespoke wine cellar with mahogany panelling, exceptional for the

wine enthusiast! There is also a boot room, utility, workshop, cellar and store.

The first floor comprises the master suite with en suite bathroom and dressing room. French doors lead from the bedroom to the balcony with far reaching views over the Stroud valley. There are five further bedrooms and two bathrooms on this floor, along with two separate WCs. The second floor has three bedrooms, a bathroom and a study. All the rooms have been beautifully designed with plenty of discreet storage space. There is also a laundry room.

Outside the pool house, designed by Prime Oak, is a superb addition to the overall living space. Created with style and comfort in mind it comprises a home office and a generously proportioned family living space with sliding doors which open

onto the terrace and pool area. This space can be cleverly divided to provide two separate living spaces or opened up for a more open plan feel. The parquet floor, exposed beams and wall panelling are fabulous features. There is also a changing room with shower and wc.

The heated pool is superbly positioned to the side of the house, bordered by Cotswold stone walling and discreet glass panels for a seamless transition to the garden and views beyond.

The garden is predominantly laid to lawn, interspersed with pretty herbaceous borders, and is a great place to entertain with garden parties and family sports fixtures!

There is an oak frame car port and plenty of parking on the gravel driveway.

Location

Superbly situated in a private close of 10 houses located on Rodborough Common, Overbutterow House benefits from wonderful country living whilst being ideally placed close to local amenities. The commons, set within 300 acres of National Trust land with panoramic views of the Stroud valley and Severn estuary, enjoy Commoners' Rights, and during summer months herds of cows and a string of horses roam freely.

Nearby Stroud is well served and offers great amenities and travel connections. It provides leisure and sports centres, supermarkets including a handy Waitrose and an award-winning weekly farmers market. The Five Valleys shopping centre is a superb indoor complex complete with a delightful food hall and independent shops.

Nailsworth is also nearby and is home to the award-winning Bakery Hobbs House Bakery, and an excellent delicatessen, William's Kitchen. The Bear at Rodborough is just up the road and has a superb beer garden.

Minchinhampton, 3 miles away, is a small Cotswold market town with an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. Other amenities in the town include a doctor's surgery, dentist, library, The Crown, two restaurants and a church.

Painswick, 7 miles away, is often called The Queen of The Cotswolds, is a historic wool town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village.

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

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Minchinhampton and Cirencester; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Beaudesert Park on the doorstep, Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt and Cheltenham Colleges to name but a few.

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.



*Stroud 2 miles
(direct train to London Paddington 85 mins)
Nailsworth 3 miles
Minchinhampton 3 miles
Painswick 7 miles
Cirencester 13 miles
Kemble Station 13 miles
(direct train to London Paddington 75 mins)
Cheltenham 15 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

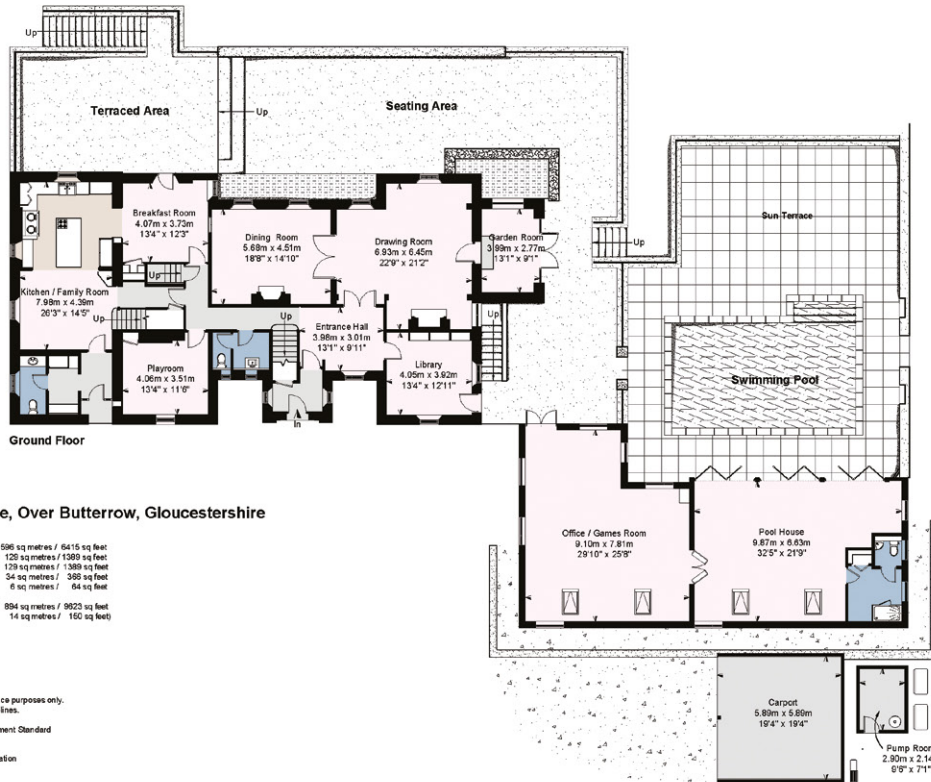
Services: Mains water and electricity.
Private drainage. Oil-fired central heating
and air-source heat pump.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and 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. Tel:
01285 643643. Council Tax Band H. EPC rating F.



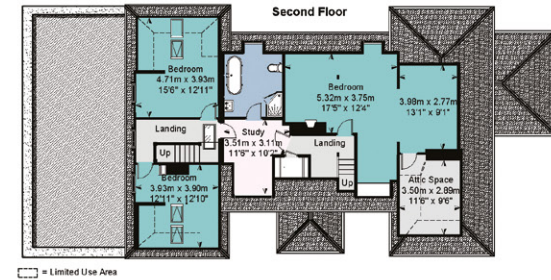


Overbutterrow House, Over Butterrow, Gloucestershire

Approximate IPMS2 Floor Area	
House including Boat / Utility Room	596 sq metres / 6415 sq feet
Cellar	126 sq metres / 1389 sq feet
Office / Pool House	129 sq metres / 1389 sq feet
Carport	54 sq metres / 585 sq feet
Pump Room	6 sq metres / 64 sq feet
Total	894 sq metres / 9623 sq feet
(includes Limited Use Area)	(14 sq metres / 150 sq feet)

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



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