

HILL COVERT

— COWLEY —



HILL COVERT, COWLEY, GL53 9NJ

Main house:

Entrance hall · Inner Hall · Sitting Room · Family Room · Dining Room · Kitchen
Drawing Room · Game Room · Study · Utility Room · Boot Room · 5 Bedrooms
4 Bathrooms · Landscaped garden · Private parking · Set in circa 7.5 acres

Annex:

Kitchen · Sitting room/Bedroom · Bathroom · Gym · Double garage with EV charger

An exceptional country house in the heart of the Cotswolds set in circa 7.5 acres

Description

Hill Covert is a magnificent country home, superbly renovated and extended by Brooks & Pointon using the finest local materials to create a home which seamlessly blends stunning architecture and contemporary flair with exceptional original features. The striking combination of Cotswold stone with cedar cladding in the lush green setting is stunning.

The house is situated in a private position, accessed via a sweeping gated driveway, overlooking the surrounding countryside. The location offers the best of both worlds with the house being on the edge of the village yet superbly hidden away without a neighbour in sight. It really is a rare find!

Great care and attention have been put into creating a wonderful home adapted to

modern day living which flows impeccably. There is underfloor heating throughout with marble and limestone flooring in some areas and oak flooring in others. The open plan kitchen/dining/drawing room is clearly the heart of the house and a sensational space to entertain family and friends. The Glu-Lam curved beams in the drawing room and kitchen are an exceptional feature and large sliding glazed doors let in an abundance of natural light with views to the front and rear of the house and give direct access to the garden. The kitchen is equipped with bespoke Parlour Farm units and offers all the necessary modern appliances with plenty of work top and storage space. The dining room is great for hosting large gatherings but works equally well for everyday dining. The sitting room

and family room provide good space for peaceful moments with a good book after a day exploring the Cotswolds or a family movie night in front of the roaring fire. The games room is kitted out for further media entertainment and the study, with Crittall doors leading to the garden, is ideal for working from home.

There are two bedrooms and a bathroom on the ground floor, one with direct access to the garden. The first floor comprises the master bedroom with en suite bathroom. There are two further bedrooms and two bathrooms. All the bedrooms have been beautifully laid out to provide comfort, plenty of natural light and clever storage.

The cedar clad annex is home to a fantastic gym and provides superb ancillary

accommodation which comprises a sitting room/bedroom, a bathroom and a kitchen. There is also a double garage with EV charger.

The gardens and grounds around the house are predominantly laid to lawn, elegantly manicured with a variety of mature specimen trees, hedging and colourful lavender borders. The terrace is perfect for al fresco dining and enjoying sundowners on a warm summer's evening. The land extends to circa 7.5 acres. There is plenty of parking on the driveway.

The setting is truly magical!

Location

Hill Covert is superbly located in picturesque Cowley, one of the most beautiful and highly sought-after villages in the Cotswolds. The village is dotted with elegant period homes, quaint Cotswold stone cottages and there are fabulous walks on the doorstep. The superb Green Dragon gastro pub with its deli and farm shop and stunning Cowley Manor Experimental are both within walking distance. The setting is quite simply magical!

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

Elkstone Studios is a short drive up the road. This superb collection of converted barns is home to a Jesse Smith's butcher, Knead bakery, various wellness and fitness businesses, paddle courts and a selection of fabulous boutiques.

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.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Coberley Church of England Primary School, The Cotswold School, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Dean Close, Marling and Pate's, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Ullenwood, Charlton Kings, Minchinhampton 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 from Kemble and Cheltenham.



Cirencester 9 miles
Kemble 16 miles
(London Paddington 60 minutes)
Cheltenham 6 miles
M4 (Junction 15) 27 miles

All distances and times are approximate







General Information

Tenure: Freehold.

There is a footpath, which is fenced off from the main gardens of the house, and leads up the driveway to the gates and borders the grounds down to the village or into the neighbouring countryside. There is also a bridle way which leads up the first part of the driveway and continues away from the property into woodland.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Viewing: Strictly by appointment through Sharvell Property Ltd.

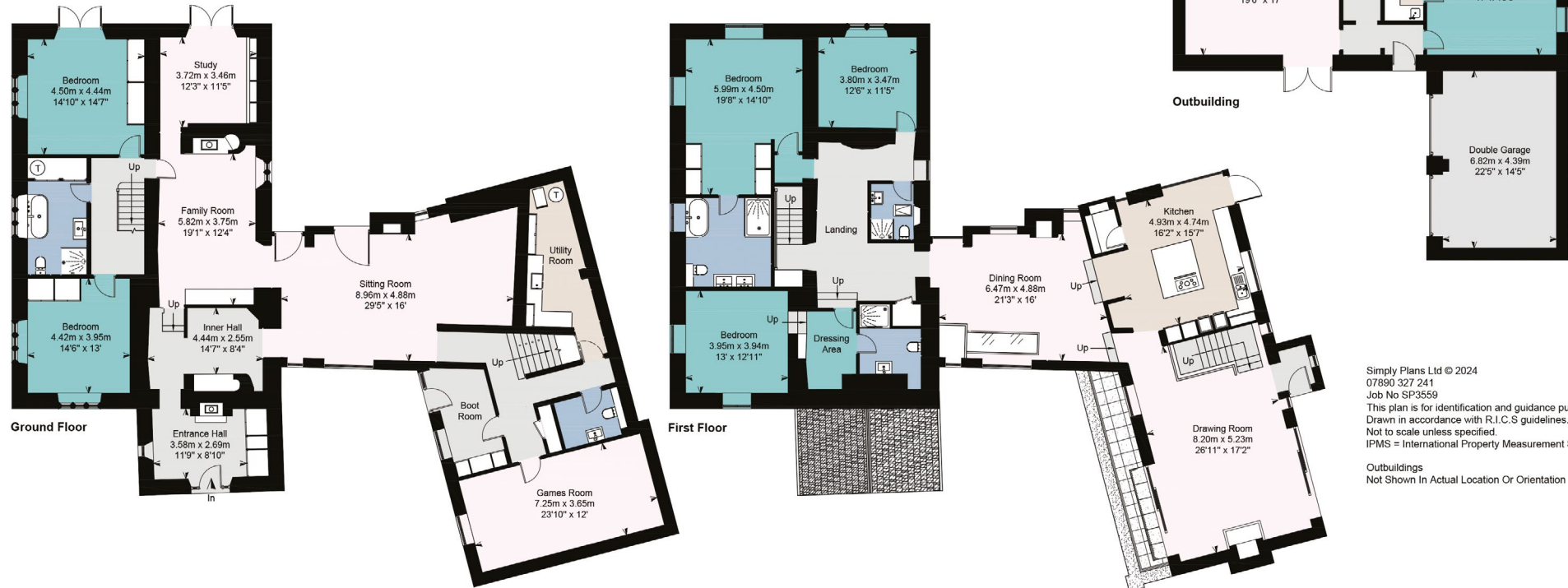
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band H and EPC rating D.



Hill Covert, Cowley, Gloucestershire

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| Approximate IPMS2 Floor Area | 488 sq metres / 5252 sq feet |
| House | 32 sq metres / 344 sq feet |
| Garage | 74 sq metres / 797 sq feet |
| Guest Bedroom / Gym | |
| Total | 594 sq metres / 6393 sq feet |



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 Not to scale unless specified.
 IPMS = International Property Measurement Standard
 Outbuildings
 Not Shown In Actual Location Or Orientation

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