

WINSTONE GLEBE

— WINSTONE —



WINSTONE GLEBE, WINSTONE, GL7 7LN

Kitchen/ Breakfast room · Dining room · Drawing room
Sitting room · Study · Games room · Utility · Six bedrooms
Three bathrooms · One bedroom annex · Terrace · Landscaped
Gardens · Paddocks and stabling · Tennis court · Private driveway
with ample parking

An exceptional Cotswold country home in the heart of the village

Description

Winstone Glebe is a stunning country home with exceptional countryside views. The owner has been mindful to create a welcoming and beautiful home with living spaces which flow seamlessly, generous reception rooms and cosy corners.

The kitchen/breakfast room is perfect for informal dinners and quiet morning coffees. There is plenty of worktop and storage space and the Aga adds extra warmth in the winter months.

The dining room comes into its own when entertaining family and friends and more formal dinner parties.

The sitting room is perfect for cosy winter evenings in front of the wood burner watching a good movie and the adjacent study is ideal for working from home.

The drawing room with its wood burner is well proportioned and ideal for larger gatherings. It is also super for hunkering down with a good book after a long country walk exploring the Cotswolds.

The garden room is currently set up as a fabulous games room with French doors leading to the terrace and garden beyond. The room is lovely and bright and offers plenty of entertaining and storage space.

The utility room keeps the piles of washing out of sight and is ideal for muddy wellies and wet dogs!

Upstairs comprises the principal bedroom suite with dressing room and en suite bathroom. There are five further bedrooms and two bathrooms. The bedrooms are beautifully laid out with lovely views over the village and gardens.

Outside the garden is a true haven of peace and tranquillity with breathtaking uninterrupted countryside views. The terrace is ideal for al fresco dining and enjoying sundowners in the summer months. The delightful garden is

magical and is predominantly laid to lawn, interspersed with an array of colourful borders and topiary hedging. There is also a tennis court for the sport enthusiast!

The annex, in need of some modernisation, comprises a kitchen, bedroom and bathroom and could offer superb ancillary accommodation.

The driveway provides ample parking.

Planning Permission has been granted for ground and first floor extensions and alterations to the main house - 22/02836/FUL.

NB: There is a public footpath along the driveway.





General Information

Tenure: Freehold.

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

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.

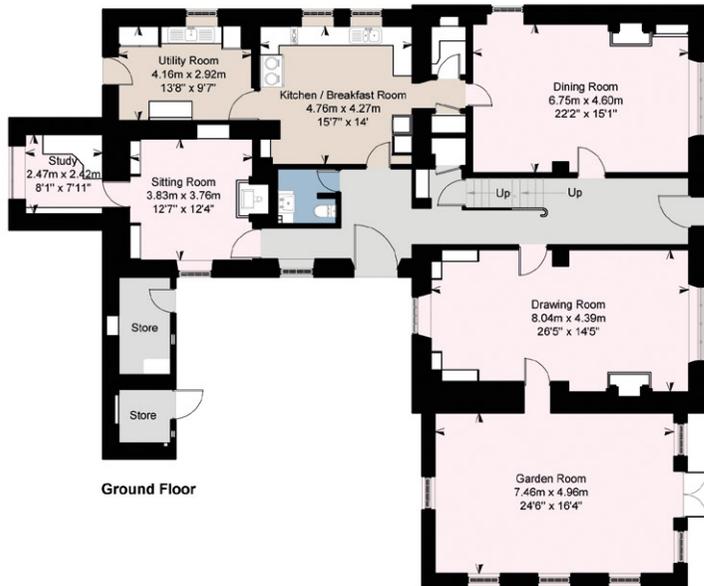
Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000.Council Tax Band G.



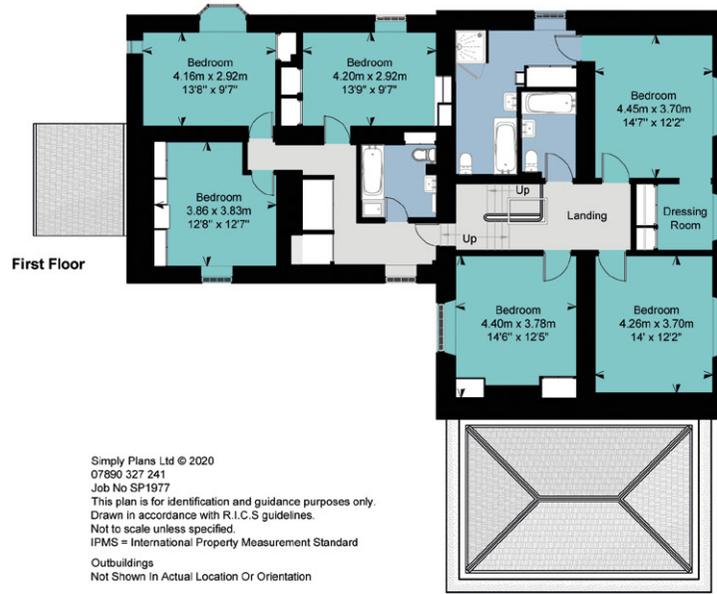
Winstone Glebe, Croft Lane, Winstone, Cirencester, Gloucestershire

| | |
|------------------------------------|------------------------------|
| House Approximate IPMS2 Floor Area | 370 sq metres / 3983 sq feet |
| Garage | 41 sq metres / 441 sq feet |
| Annex | 38 sq metres / 409 sq feet |
| Stable / Store | 20 sq metres / 215 sq feet |
| Wood Store | 9 sq metres / 97 sq feet |
| Stores | 8 sq metres / 86 sq feet |

| | |
|-----------------------------|------------------------------|
| Total | 486 sq metres / 5231 sq feet |
| (Includes Limited Use Area) | 7 sq metres / 75 sq feet) |



Ground Floor

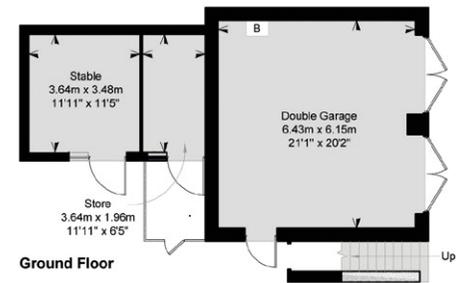


First Floor

Simply Plans Ltd © 2020
 07850 327 241
 Job No SP1977
 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



First Floor Annex



Ground Floor

SHARVELL PROPERTY
 — THE COTSWOLD ESTATE AGENCY —

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