

SUMMERHILL HOUSE

NAUNTON, CHELTENHAM, GLOUCESTERSHIRE, GL54 3AZ



SUMMERHILL HOUSE

In an elevated location enjoying stunning views, this substantial five bedroom detached chalet style house is located just outside this popular Cotswold village. The property benefits from a range of purpose built stables, approximately six acres and is surrounded by lovely open countryside.

- Individual detached stone chalet house of some 2,600 sq.ft in an idyllic location
- Three spacious reception rooms, conservatory and kitchen breakfast room with Aga
- Five bedrooms with three bath/shower rooms including an impressive master suite
- Detached purpose built stable block comprising six stables, tack room/food store
- Lovely gardens, ample parking and adjoining paddocks in all some six acres
- Detached Shepherds Hut presently generating an income of approximately £11,000 p.a

DESCRIPTION

Originally dating from the post war era, this is a detached chalet house/equestrian property substantially enlarged and fully upgraded by the present owners over the last few years to create a lovely family home enhanced with some six acres of land. Internally, there are three excellent reception rooms, the main living room enjoying stunning views over open fields. In addition there is a conservatory accessed off the generous kitchen/breakfast room. Over two floors are five bedrooms, four of which are doubles, and three bath/shower rooms including both a master and guest suites.





SITUATION

Summerhill House may be found off a private driveway in a in an elevated location, thus enjoying lovely views, just outside the village of Naunton. The village has a popular local pub and proactive parish church, while the nearest primary school may be found in Guiting Power just over 1 mile away. The house is surrounded by stunning rolling countryside providing lovely walks and long rides. Hunting is with either the Cotswold or North Cotswold. Nearby larger regional centres are at Stow-on-the-Wold, Bourton-on-the-Water and Cheltenham all of which are within a 10 mile radius.

GENERAL INFORMATION

Services:

Mains water, oil, electricity and private drainage are connected to the property.

Local Authority:

Cotswold District Council: 01285 623000

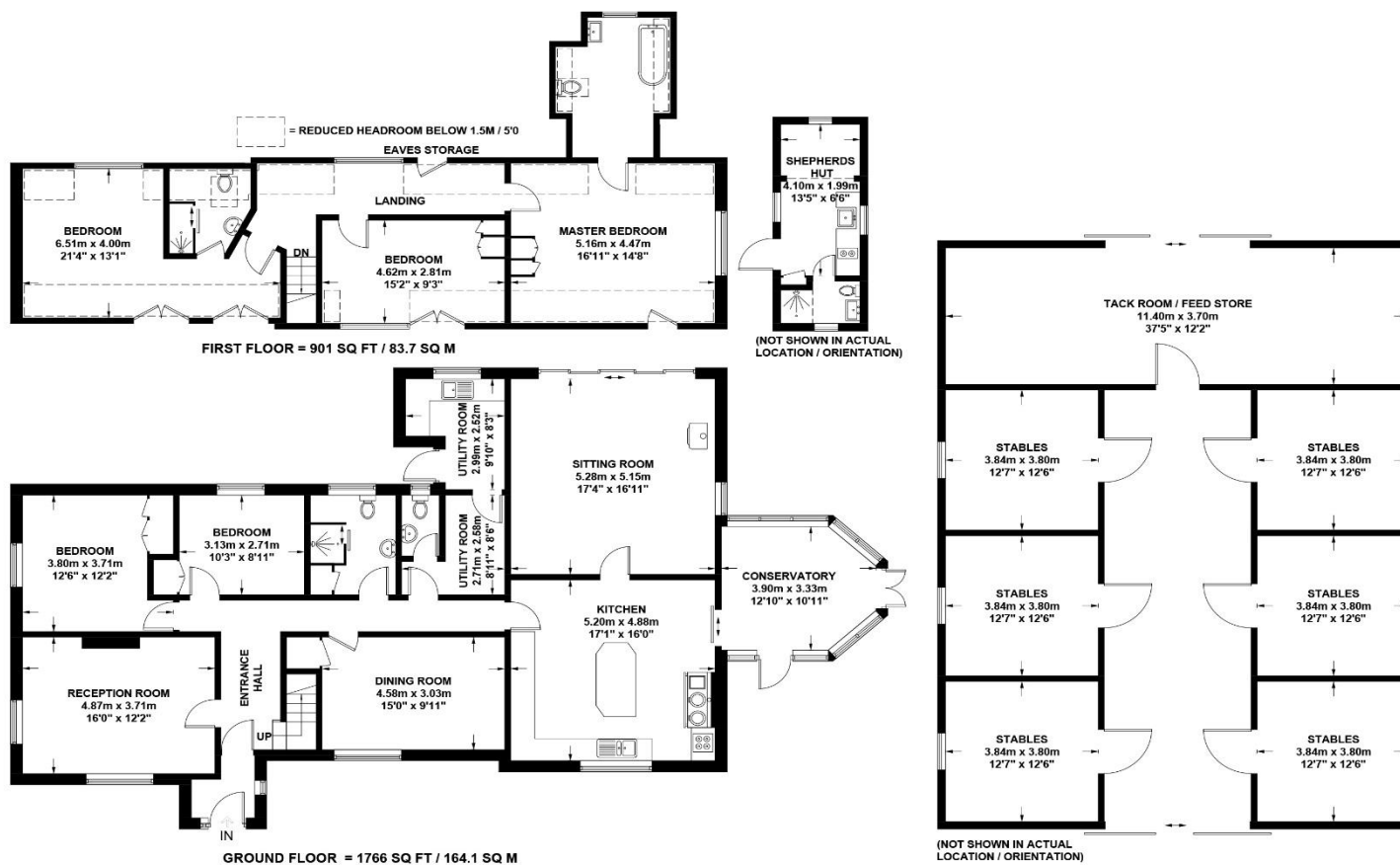
Council Tax Band: (F) - £ 2501.62pa. (2019/2020).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 247.8 sq m / 2667 sq ft
 Stables / Tack Room / Shepherds Hut = 192.7 sq m / 2074 sq ft
 Total = 440.5 sq m / 4741 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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