

ASHWOOD HOUSE

SNOWSHILL, GLOUCESTERSHIRE





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A SUPERB FAMILY HOUSE IN AN OUTSTANDING SETTING
WITH GLORIOUS VIEWS

LOT 1

Reception Hall • Kitchen Dining Room • Drawing Room • Sitting Room with Guest Bedroom and Bathroom above • Study
2 Cloakrooms & Utility Room • Main Bedroom with Dressing Area and Shower Room • Guest Bedroom 2 and Bathroom
Bedrooms 4 & 5 with Shower Room • Bedrooms 6 & 7 with Shower Room

Detached stone store • Separate stone barn with potential for conversion
Landscaped gardens and grounds with ample parking and two gated entrances

In all about 17 acres.

LOT 2

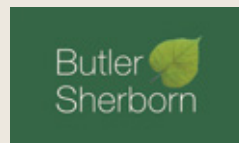
Approximately 74 acres of fields and paddocks • Agricultural building currently used as a stable block with a horse walker

FOR SALE AS A WHOLE OR IN 2 LOTS

*Broadway 2.5 miles, Moreton-in-Marsh 7 miles (Intercity trains to London Paddington 90 minutes), Stow-on-the-Wold 10 miles
Winchcombe 10 miles, Stratford-upon-Avon and Cheltenham 15 miles respectively, M5 (Junction 9) 13 miles
(Distances & time approximate)*

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DESCRIPTION

Ashwood House is a handsome country house originally built to a traditional Cotswold design in the 1960's in an outstanding rural setting offering privacy and tranquillity on the edge of Snowhill.

The current owner undertook an extension and extensive renovation of the property with enormous care and attention, to create what is now a spacious and well-proportioned family home also suited to entertaining.

Almost every room boasts exceptional views either over the glorious far-reaching view to the front or over the mature gardens and grounds to the rear. A stone outbuilding to the rear offers scope for conversion into ancillary accommodation or a home office if required.

ACCOMMODATION

The front door opens into a spacious reception hall leading to the main drawing room with an open stone fireplace and French doors. Study with built in bookshelves, cloakroom and utility room with washing machine, tumble dryer and fridge freezer and storage.





The impressive kitchen with garden dining room extension forms the heart of the house, with bespoke handmade units incorporating an Aga and appliances under a granite worksurface with matching island. American style fridge freezer.

The garden dining room seats 10 with French doors opening to the terrace and remote control insulated blinds. The rear hall with second cloakroom leads to the sitting room with a separate guest bedroom and bathroom above.

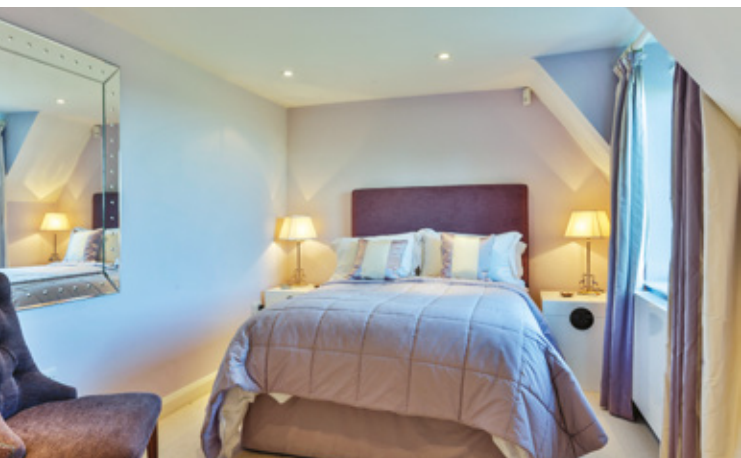






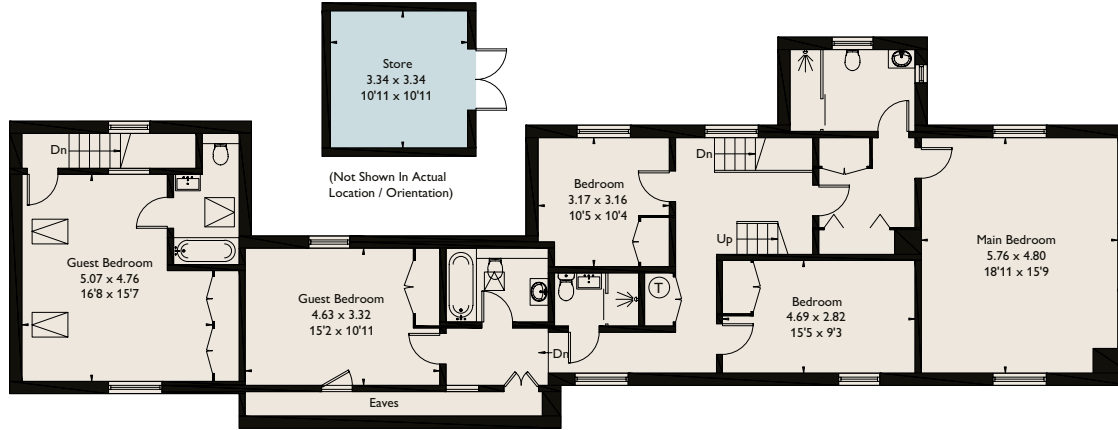
On the first floor the main bedroom is triple aspect with glorious views with an adjoining shower room and built in wardrobes. The second guest bedroom suite has an adjoining bathroom with eave storage, while bedrooms 4 and 5 are served by a family shower room.

The second floor accommodates 2 further bedrooms which share a bathroom. A cupboard houses a pressurized water system.

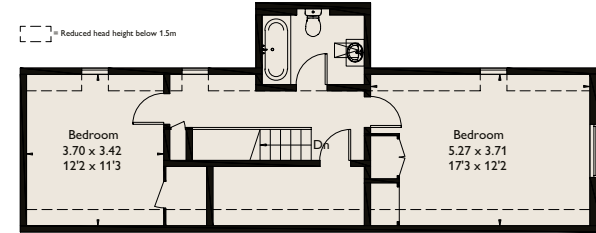


LOT I

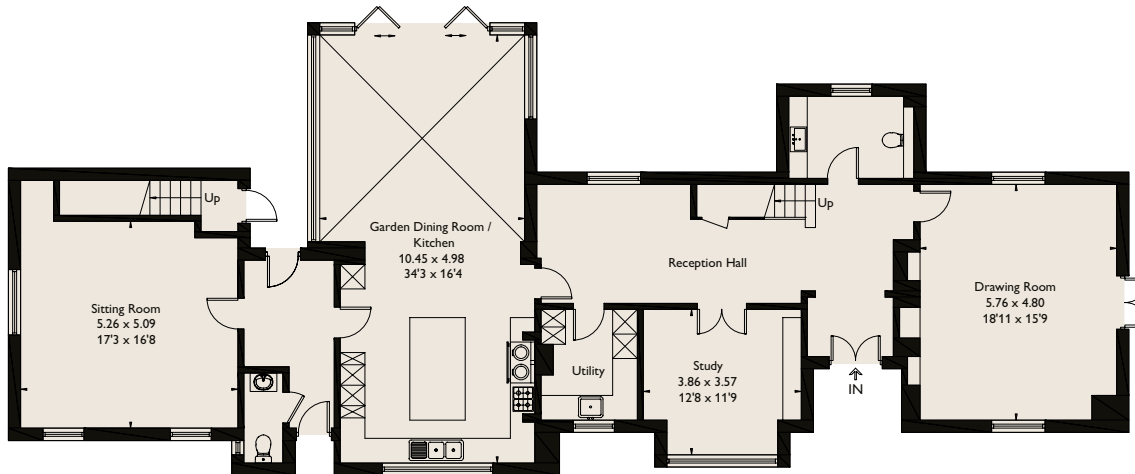
Approximate Floor Area = 386.8 sq m / 4163 sq ft
 Outbuildings = 107.3 sq m / 1155 sq ft
 Total = 494.1 sq m / 5318 sq ft (Including Garages / Eaves)



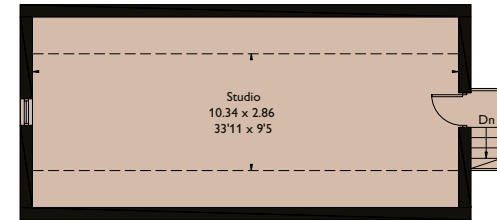
First Floor



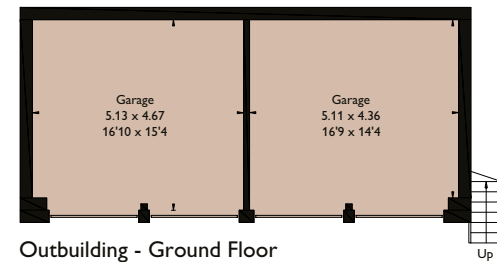
Second Floor



Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62217

OUTSIDE

Outside the formal, landscaped garden wrap around the house with a south facing terrace to the rear. Much of the garden is edged by a mature hedge and established trees. To the front of the house there is a large sweeping lawn edged by a Cotswold stone wall. There are two separate accesses with electric gates and a large parking area to the side of the house.

To the side of the property there is also a single storey square building which is currently used as a store and also houses the oil tank. Set within the paddock at the rear of the house there is a Cotswold stone barn with potential for conversion subject to any necessary consents, currently with 4 bays on the ground floor, two of which are open fronted and two have double garage style doors. There is a room above and an enclosed yard area to the front.



The land is mainly down to long term pasture interspersed with areas of woodland, split into 3 principal areas. The block in which the house and gardens sit extends to approximately 4 acres and the paddock is fenced with estate railings.

On the other side of the lane to the north of the house is a block of land extending to approximately 13 acres of undulating pasture and woodland which is also stock fenced. A footpath runs from the village along the vehicular access crossing the land at the furthest point.



LOT 2

To the southwest of the house the largest block of land extends to approximately 74 acres and is down to grass with 4 principal fields and a number of smaller turnout paddocks. This block is accessed via a driveway leading off the lane and is stock fenced with mains water connected. There is a public bridleway.

In the centre of the 74 acres is a portal framed agricultural building measuring approximately 5265 sq ft and is currently used as a stable block. Internally the building contains a number of looseboxes, a secure tack room with an office/ staff room, WC and a storeroom. To the rear of the barn is a 5 horse Claydon horse walker and a muck store area.

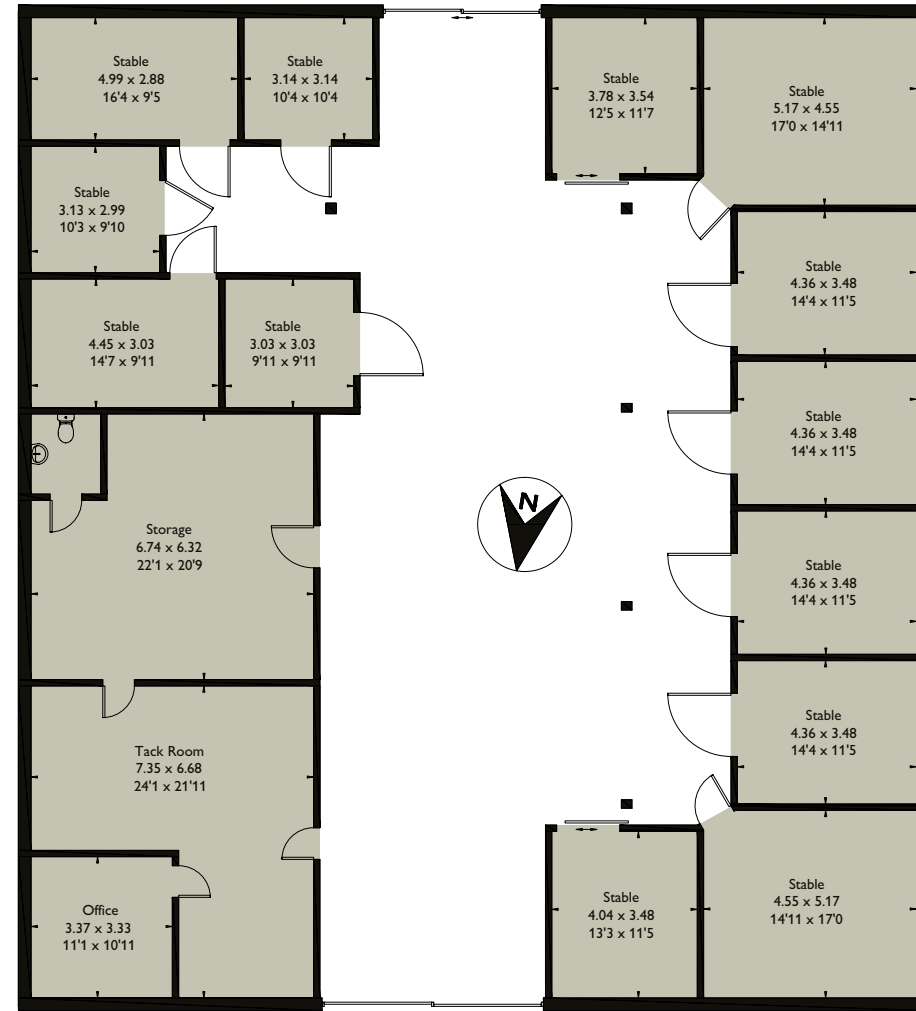
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



LOT 2

Approximate Floor Area = 489.1 sq m / 5265 sq ft



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Lot 2

SITUATION & AMENITIES

Snowhill is an iconic Cotswold village used as a film location including Bridget Jones's Diary, situated on the top of the Cotswold escarpment, approximately 2.5 miles south of Broadway. The village mainly comprises period houses and cottages arranged around the church and traditional village pub. Broadway offers day-to-day amenities with more comprehensive facilities found in Cheltenham and Stratford-upon-Avon. Some of the best schools in the country, are found in nearby Cheltenham and Malvern. Snowhill has excellent communication routes with the A44 and M40 providing access to London and the M5 providing access to the West Country, Birmingham and Birmingham International Airport. There is a mainline rail service at Moreton-in-Marsh (7 miles away) to London Paddington from 90 minutes. Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Worcester and golf courses at Cheltenham, Broadway and Naunton.

There are extensive footpaths and bridle paths from the village including the Cotswold Way.



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SERVICES

Private drainage. Mains water and electricity. Oil fired central heating and Aga. Gigaclear. Underfloor heating in the kitchen and garden room, hallway and bathrooms. Remote access Texecom CCTV and Security Alarm. Sonos integrated sound system. Remote access central heating control. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Tewkesbury Borough Council, Gloucester Road, Tewkesbury GL20 5TT Tel 01684 295010

COUNCIL TAX

Band H

EPC RATING

D

VIEWINGS

Please telephone Sam Butler or Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or the Stow-on-the-Wold office 01451 830731. E sam@butlersherborn.co.uk or elizabeth@butlersherborn.co.uk. The London Office T 0207 839 0888.

DIRECTIONS (POSTCODE WR12 7JU)

what3words: lengthen.destiny.flamenco



Summer 2022

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