

LAMPERN HOUSE.

Uley, Gloucestershire.







PREFACE.

Accommodation:

Entrance Hall | Sitting Room | Library |
Dining Room | Garden Room | Drawing Room |
Kitchen | Boot Room | Utility | Larder
Principal Bedroom with Dressing Room and
Adjoining Bathroom | Guest Bedroom with
Adjoining Bathroom | Four Further Bedrooms |
Three Further Bathrooms | Laundry

Additional Accommodation:

Guest Annexe: Bedroom with adjoining bathroom

Outbuildings:

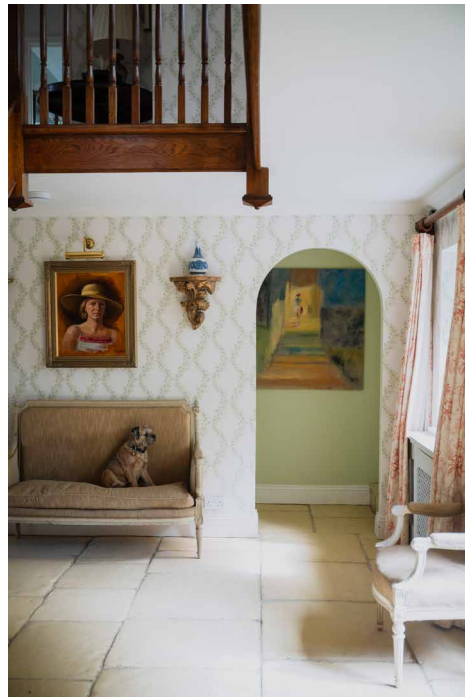
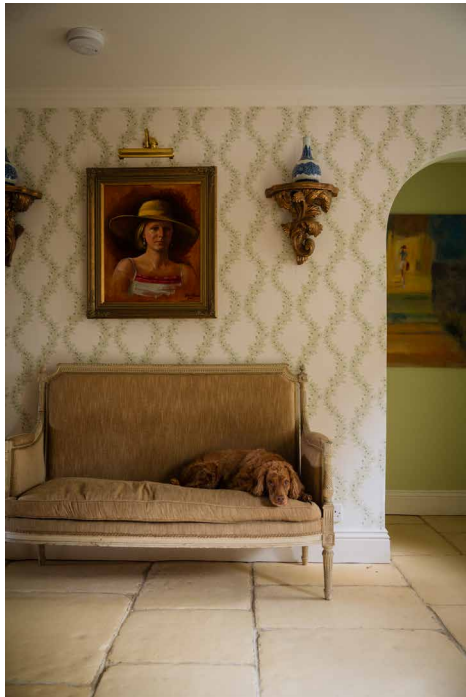
Barn and Stable Block: Barn | Open Barn\Log
Store | Open Double Garage | Garden Store |
Tack Room | Office | Three Stables
Pool House | Covered Area

Garden and Grounds:

Approximately 23.73 acres of garden and grounds

For sale Freehold:

Approximate Total Floor Area: 917 sq m / 9868 sq ft



WHY WE LOVE LAMPERN HOUSE.

Lampern House is the most wonderful family house that sits perfectly in its own land with breathtaking views.

This period house has evolved over the last 25 years under the current owners and now presents itself as the complete package, with superbly proportioned entertaining rooms balanced with excellent family bedrooms.

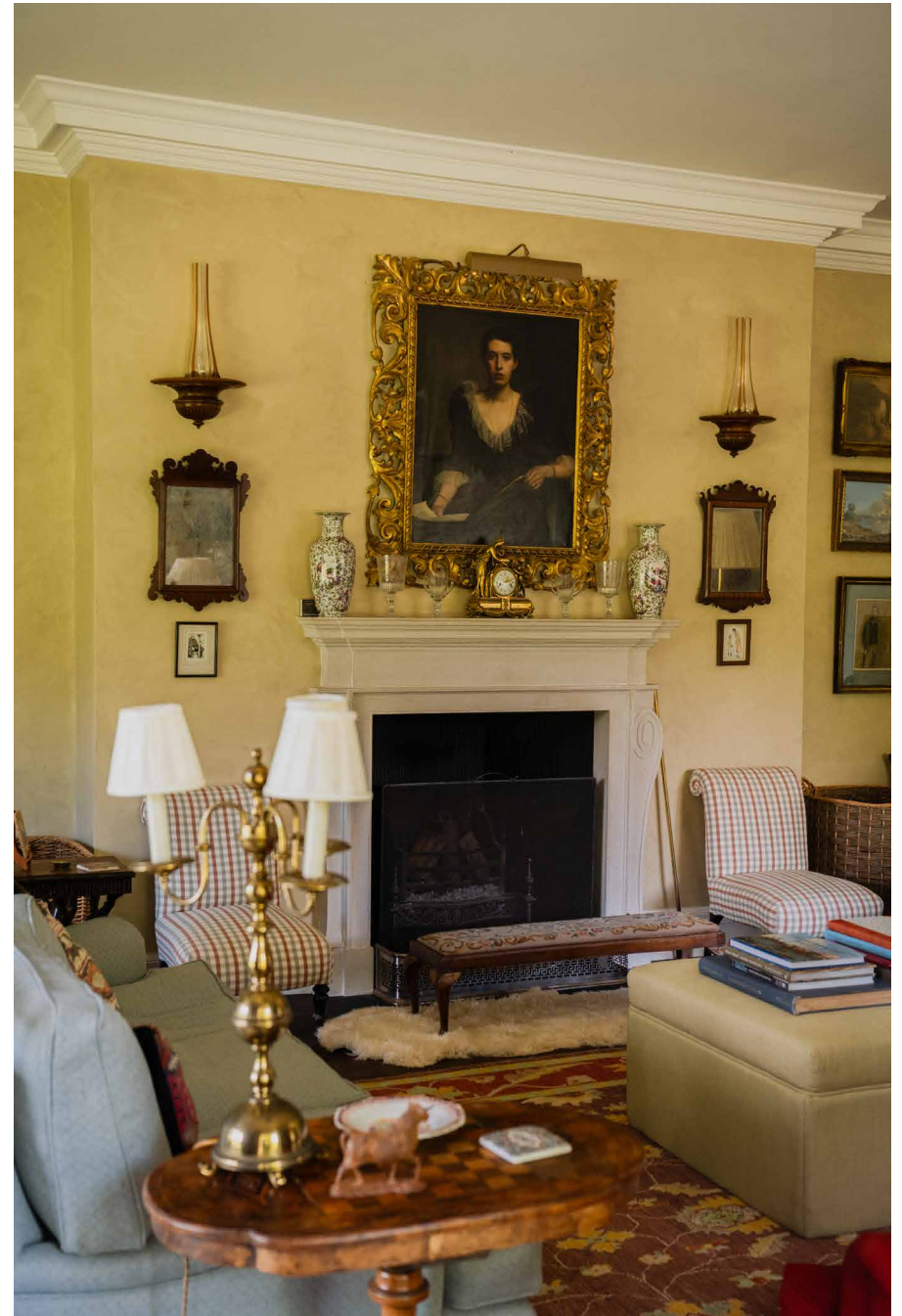
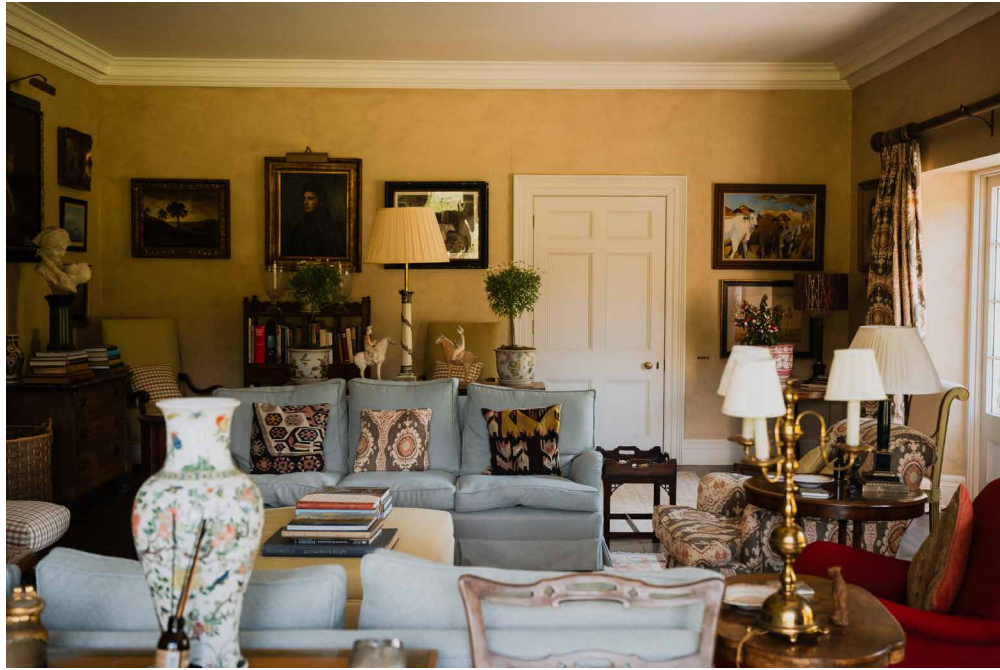
This unlisted house is defined by the easy layout where many of the principal rooms have French windows that open on to the gardens through a series of terraces that face south and west, which in summer makes for a particularly heavenly existence.

The extensive gardens and grounds

have been thoughtfully laid out to embrace the rural landscape whilst giving structure through shrub and tree lined walks punctuated by open vistas or striking sculptural pieces.

Approached via a long private tree lined drive that in spring is a riot of bulbs, the visitor arrives at an extensive gravelled parking area. Through a gate one enters the private (and child and dog secure) front terraced garden with steps that lead to the handsome porticoed front door.





Ground Floor

A large stone floored hallway with sweeping staircase leads onto a series of reception rooms. Left of the book lined library with working fireplace is a formal dining room. This room can easily accommodate up to 20 people sitting comfortably and is set nicely by a tall double height gothic window with stained glass detailing which offers a glimpse of the reflecting pool in the water garden.

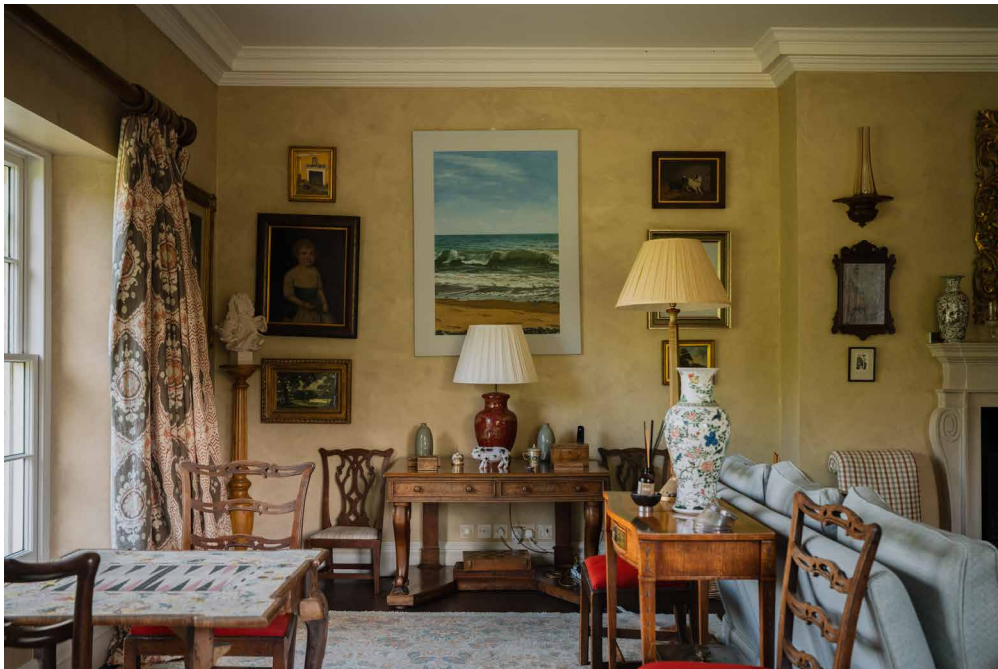
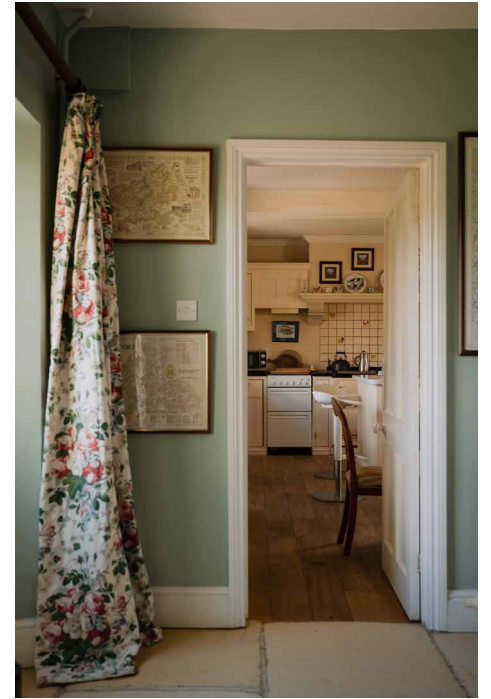
To the right of the library is a large sitting room which has quick access to the family kitchen. Well-appointed with abundant

cupboards, centre island and Aga, this spacious room is also used by the family for breakfast, lunch and informal dinners.

In 2006 the current owners completed a substantial redevelopment of the house and created a considerable addition to the reception space in the form of a high-ceilinged drawing room with double aspect, working fireplace and ante room that serves both as a wet bar area and orangery style space where scented jasmine often fills the room.

House and Gardens.





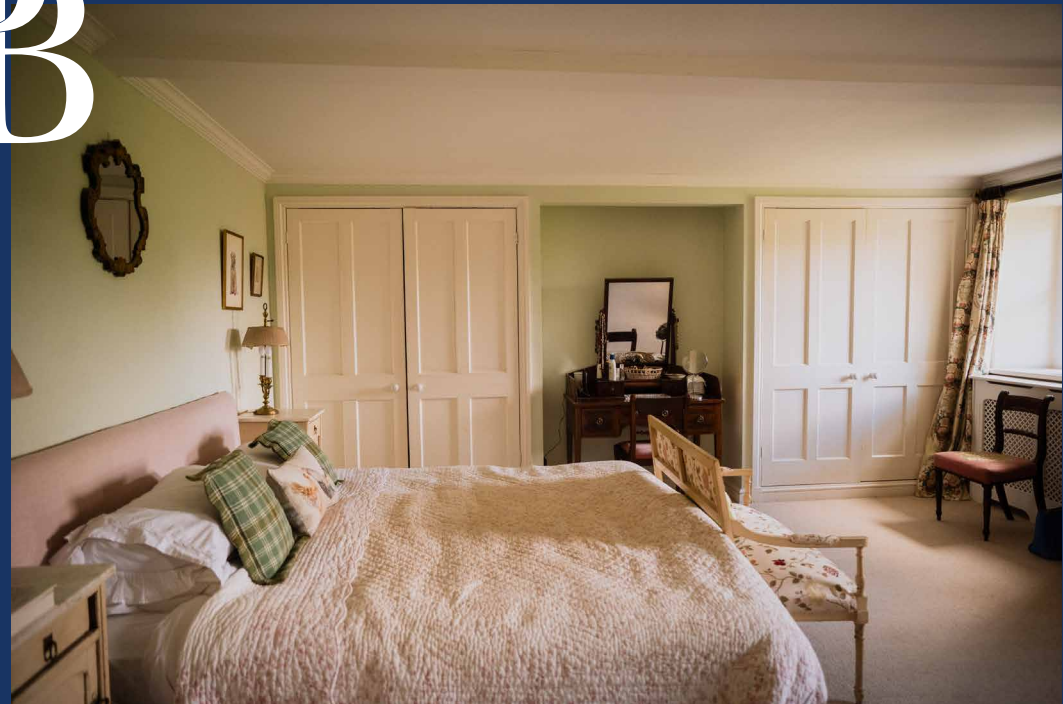
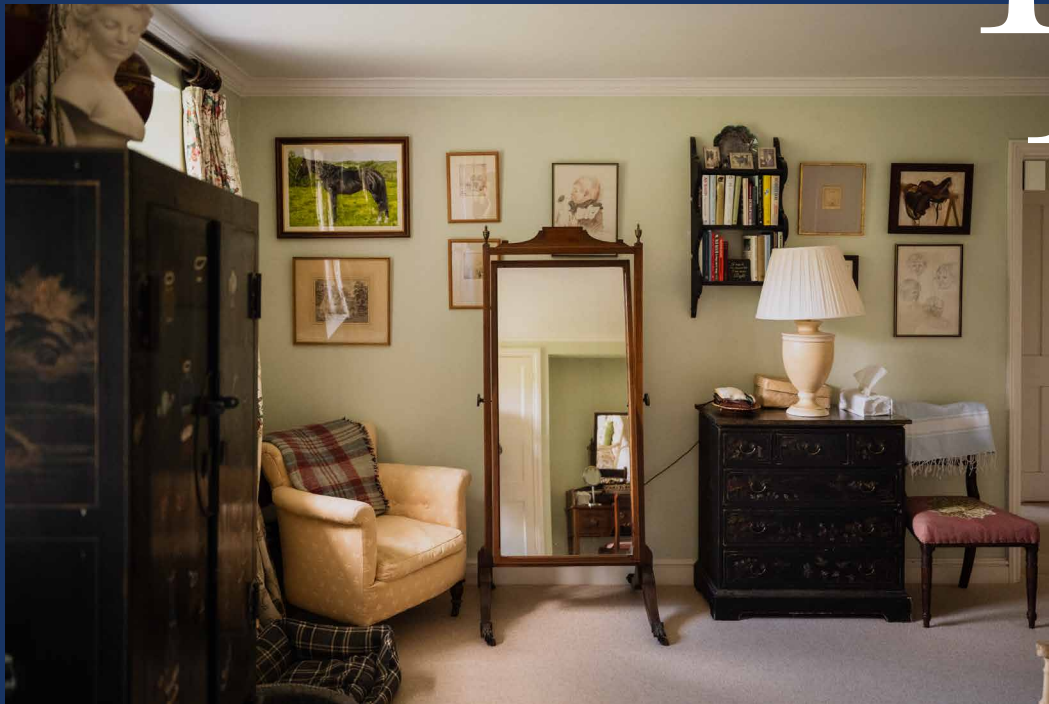


Upstairs

The first floor has the principal bedroom suite with dressing room and bathroom and a further three bedrooms and two further bathrooms. The second floor has two atmospheric bedrooms and two

bathrooms. A large barn in the walled entrance garden has been converted to create a delightful studio guest suite with bedroom, bathroom and mezzanine sitting room.

B





The gardens and grounds extend to some 23 acres with the house sitting nicely in the middle of the plot. As with the house, the gardens have been created over the time of the current owners' 25 years with mature trees now coming in to their own. Enclosed areas with herbaceous borders, climbing roses, structural beech hedging giving all year round interest. Natural grass with lots of spring interest followed by summer meadows of wild flowers lend further enchantment.

When we say the setting is unsurpassed, we feel we must say why. There is something for everyone. The terraces that surround the reception rooms lead the eye to the mown paths and yew pyramids, one allée leads to the swimming pool that is sheltered by a complete beech hedge for all day sunbathing with a pavilion for sheltered lunches.



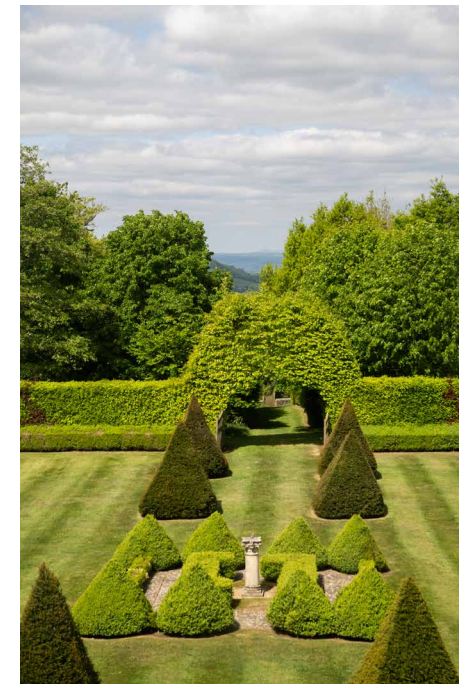
Incredibly, much of the land is completely walled and, within this, is paddock given over to a small jumping area for ponies, perfect for children. For the more experienced rider there are stables and sheds, along with paddocks suitable for keeping horses at home.

Benches are placed strategically around the property, one affording a view of the much photographed, Owlpen Manor. This vista could not be more iconic for what is the perfect Cotswold view.

Another favourite spot is by the pond where wildlife abounds. A greenhouse for the keen gardener is of course part of the scene.

Behind the car port to the left of the drive is a series of outbuildings which includes an open barn, closed barn tack room and three loose boxes, office and garden store.

Gardens and Grounds.









LIVING IN THIS PART OF GLOUCESTERSHIRE.

Lampern House is tucked away in a tranquil rural setting on a quiet country lane just west of the village of Uley, in an elevated position with panoramic views over the neighbouring woodland.

Lampern House is tucked away in a tranquil rural setting on a quiet country lane just west of the village of Uley, in an elevated position with panoramic views over the neighbouring woodland. Though very secluded, Uley offers a village shop, post office, and a country pub. The house lies within easy reach of Tetbury (10 minutes by car), a vibrant and historic town known for its elegant Georgian buildings, antique shops, and excellent local produce.

Tetbury offers all the day-to-day amenities one could need including a delicatessen, bakery, butcher, chemist, and a charming assortment of independent boutiques and eateries. The town also plays host to a twice-weekly market under the Grade I listed Market House. For more extensive shopping and rail connections to London, Cirencester is within easy reach and Kemble is typically a 25 minute and provides direct trains to Paddington in under 80 minutes.

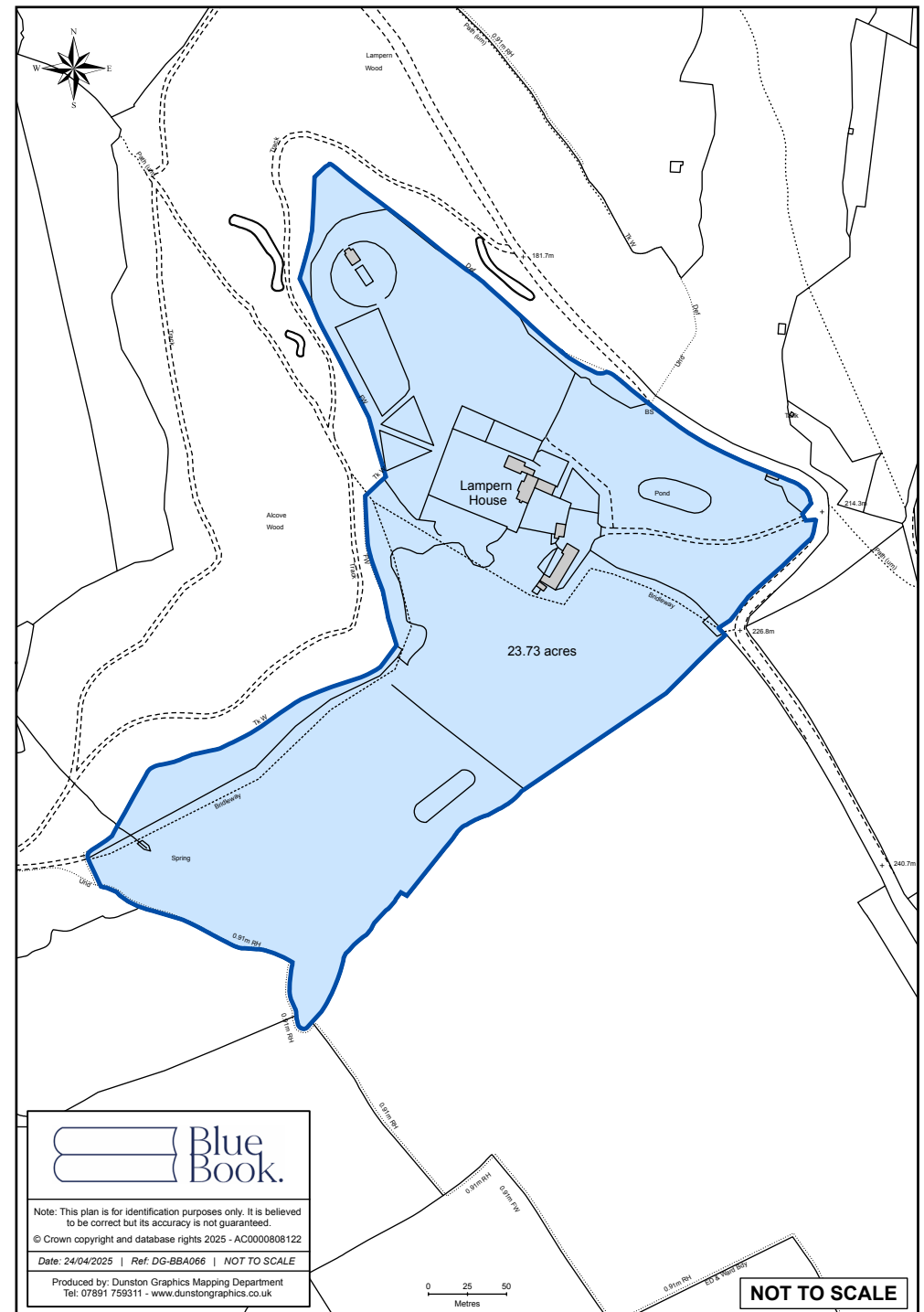
The surrounding countryside is a haven for walkers and riders, criss-crossed by a network of ancient drovers' paths and quiet bridleways. The nearby Westonbirt Arboretum and the National Trust's Woodchester Park provide year-round interest and tranquil walking routes, while the dramatic scarp-edge views from Selsley and Coaley Peaks are also nearby. Local sporting activities include hunting with the nearby Berkeley, Beaufort or VWH Hunts, as well as Cheltenham Racecourse, the home of national hunt racing, within easy reach. Through the summer months both Cirencester and the Beaufort Polo Club's host regular games.

There are a number of acclaimed country inns and restaurants nearby, including *Lola & Co* in Tetbury, *The Cat and Custard* in Shipton Moyne and *Calcot Manor* with its new Spa and private members gym.

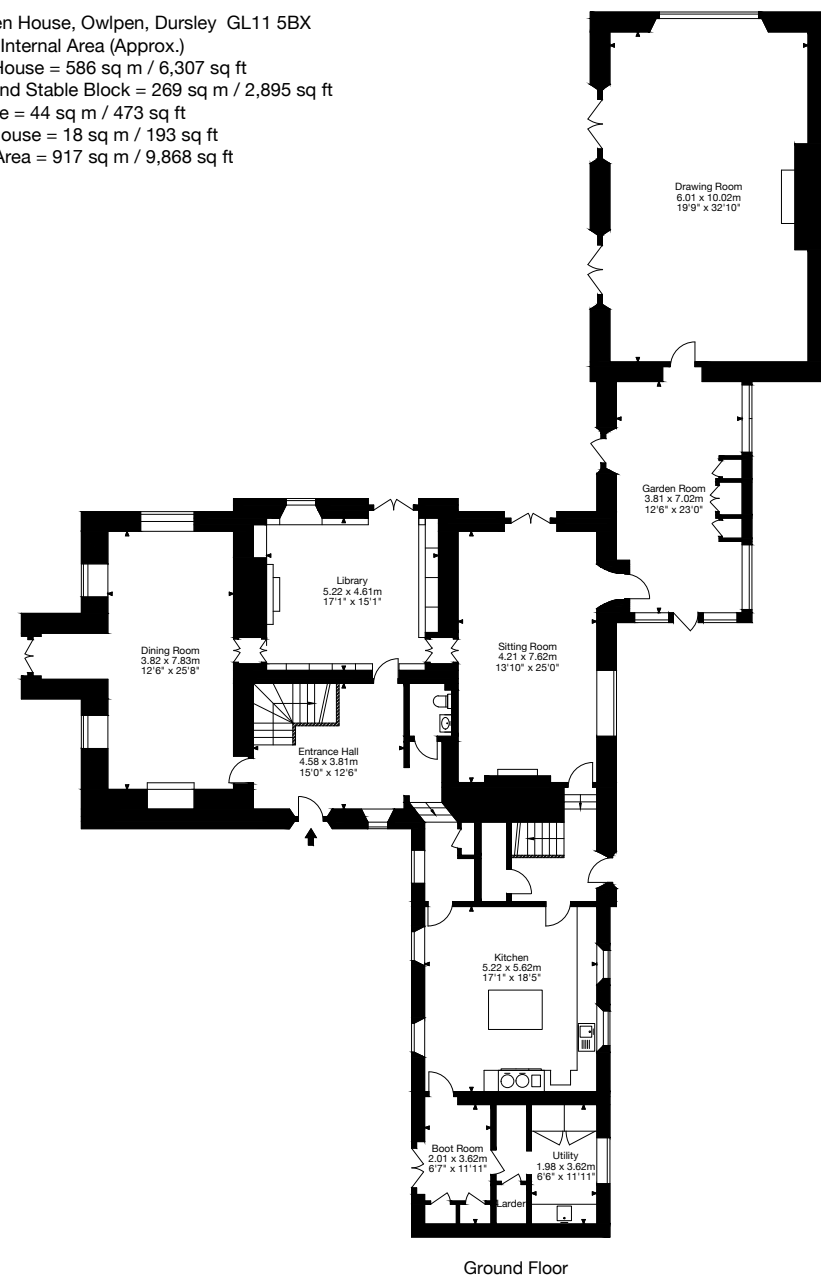
Schools

Families are well-served by a range of excellent local schools including the sought-after Westonbirt School just a short drive

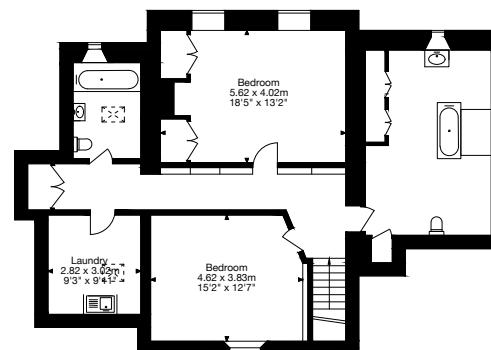
away, along with Beaudesert Park and the Cheltenham schools further afield; there is also a Primary School in Uley village.



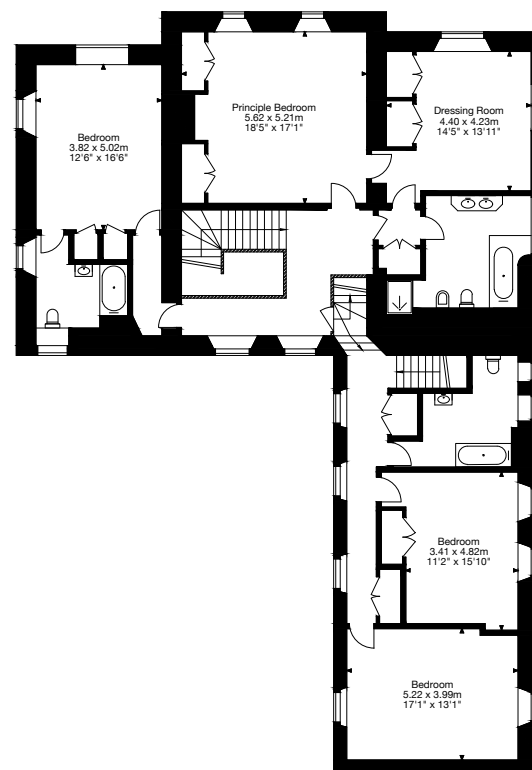
Lampen House, Owlpen, Dursley GL11 5BX
 Gross Internal Area (Approx.)
 Main House = 586 sq m / 6,307 sq ft
 Barn and Stable Block = 269 sq m / 2,895 sq ft
 Annexe = 44 sq m / 473 sq ft
 Pool House = 18 sq m / 193 sq ft
 Total Area = 917 sq m / 9,868 sq ft



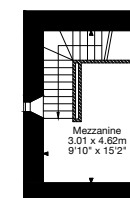
Ground Floor



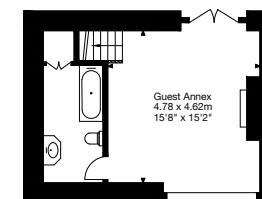
Second Floor



First Floor



Guest Annexe First Floor

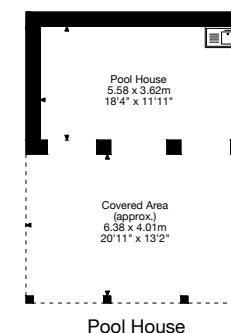
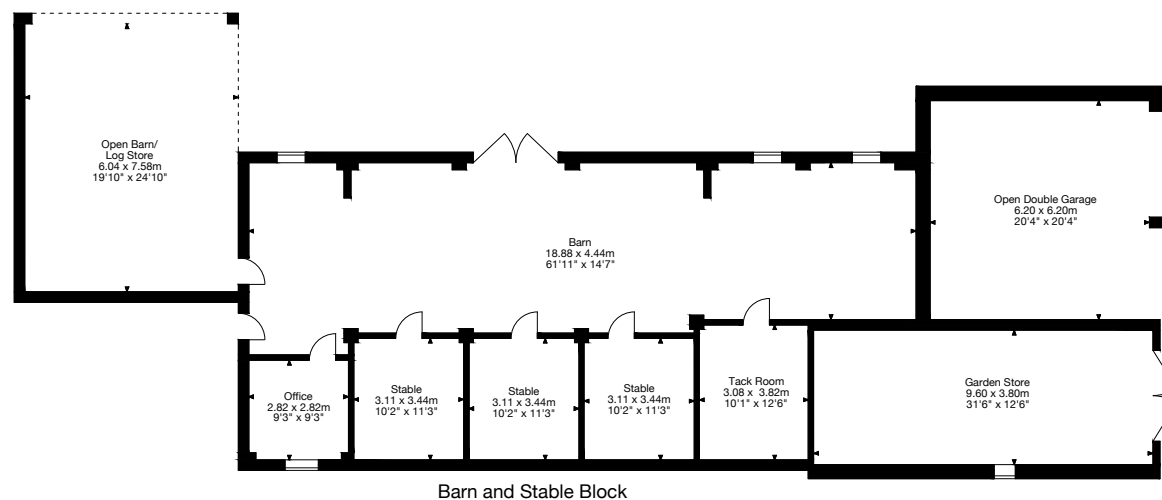
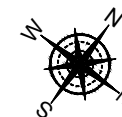


Guest Annexe Ground Floor

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Capture.

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Capture.

Services: Mains water and electricity. Private drainage. Oil fired central heating.
 Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.
 Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold
 Local Authority: Stroud District Council
 EPC Rating: E
 Council Tax Band: H
 What3Words: ///forks.guarding.pacemaker





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Photographs and details prepared in May 2025.



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