



The Reddings, Burleigh, Gloucestershire





A substantial family house with **far-reaching views.**

Summary of accommodation

Entrance hall | Reception hall | Drawing room | Kitchen/breakfast room | Dining room | Conservatory

Butler's pantry | Utility room | Boot room | Wine store | Cloakroom | Shower room

Principal bedroom suite with sitting room | Guest suite double bedroom | Bathroom

Second floor bedroom suite two further bedrooms | Playroom/study

Double garage with a first floor studio | Two further garages | Workshop | Machine store

In all about 5 acres

Distances

Minchinhampton 1 mile, Tetbury 6 miles, Kemble Intercity Station 11 miles, Cheltenham 17 miles

M5 (J13) 8 miles, M4 (J15) 20 miles, Bath 28 miles, Bristol 30 miles

(All distances are approximate)



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Situation

The Reddings is situated in a convenient position close to Minchinhampton Village on the western edge of the Cotswold Hills Area of Outstanding Natural Beauty. The area has excellent communications to major centres such as Bath, Bristol, Cheltenham and Swindon which are all within a 30 mile radius. Access to both the M5 (Jct 13) and M4 (Jct 17). Direct train services run from Kemble to London Paddington from 80 minutes.

Education in the area is excellent including Beaudesert Park at Minchinhampton and Rose Hill at Westonbirt, both of which have renowned pre-prep and preparatory schools. Other schools in the area include Cheltenham Ladies, Cheltenham College, Westonbirt and Wycliffe College together with a large number of other popular primary and secondary schools as well as colleges in the area.

The Reddings is conveniently located within easy reach of daily shopping in the village itself with extensive shopping and further cultural facilities in nearby Cirencester, Tetbury and Nailsworth.

Sporting in the area are renowned including golf at Minchinhampton; racing at Cheltenham, Bath and Chepstow; hunting with the Duke of Beaufort's, VWH and Cotswold hounds; Eventing at Badminton and Gatcombe Park; polo at Aston Down and Cirencester Park; rugby at Gloucester and Minchinhampton; and water sports at the Cotswold Water Park. The surrounding countryside has a network of bridleways and footpaths offering excellent walking and riding.



The Reddings

The Reddings is built of Cotswold stone under a tiled roof and is situated at the end of a quiet road just off the popular Minchinhampton Common. The house has many original features with excellent proportioned throughout and stunning views over the surrounding countryside.

The entrance hall has traditional Minton floors and Stained glass windows with double doors leading out to the primary reception rooms. The drawing room has a fireplace to the centre with wooden floors and traditional stone mullion windows.





To the right of the entrance hall is an impressive Brazilian pine staircase that leads up to the first floor accommodation and also links to the utilities and the dining room. The dining room has a fireplace to the centre and leads into the kitchen, which is very well equipped with an island to the centre and a selection of Ness and Liebherr appliances. The conservatory interlinks with the kitchen and creates a large family eating and entertaining space with views onto the land and hills beyond.

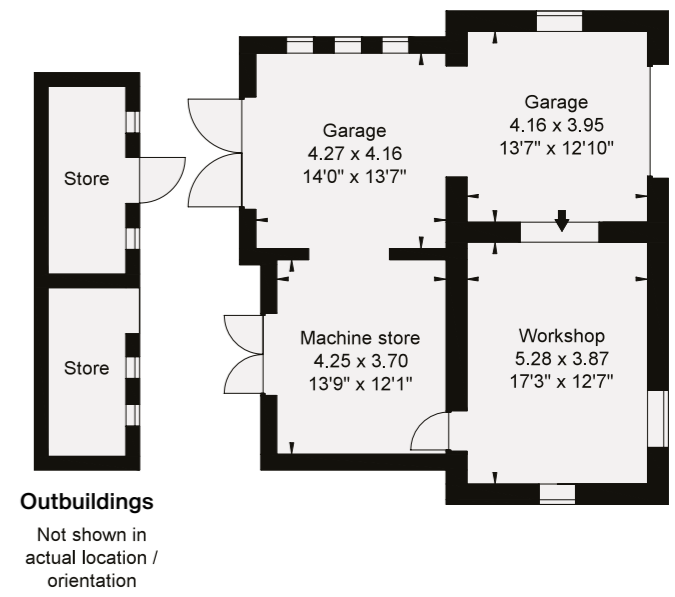
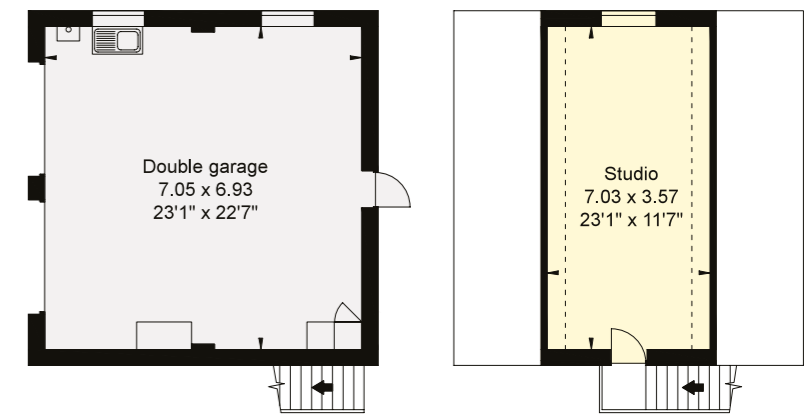
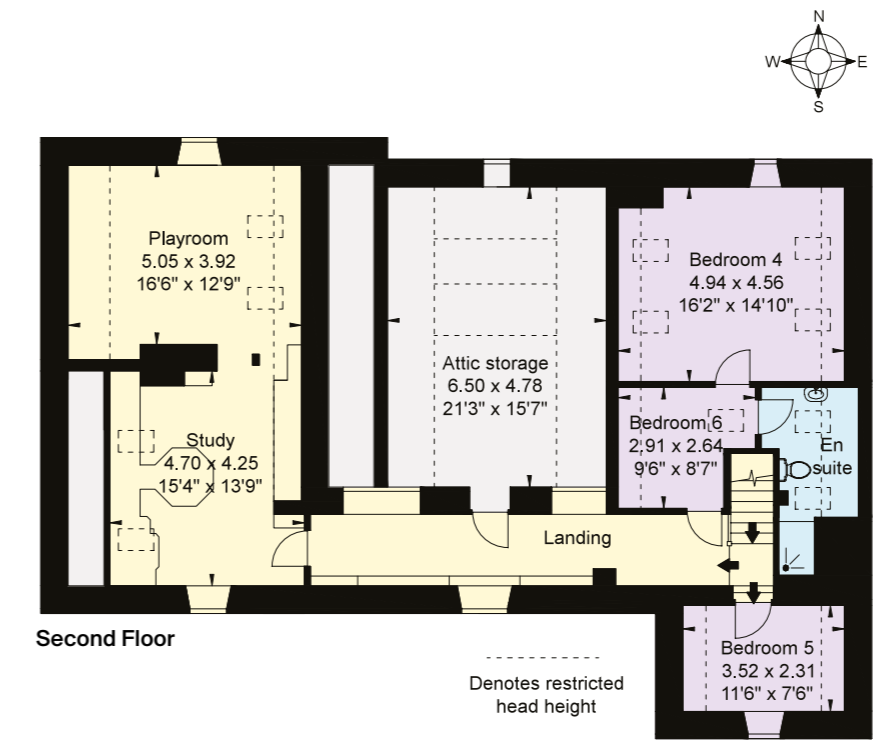
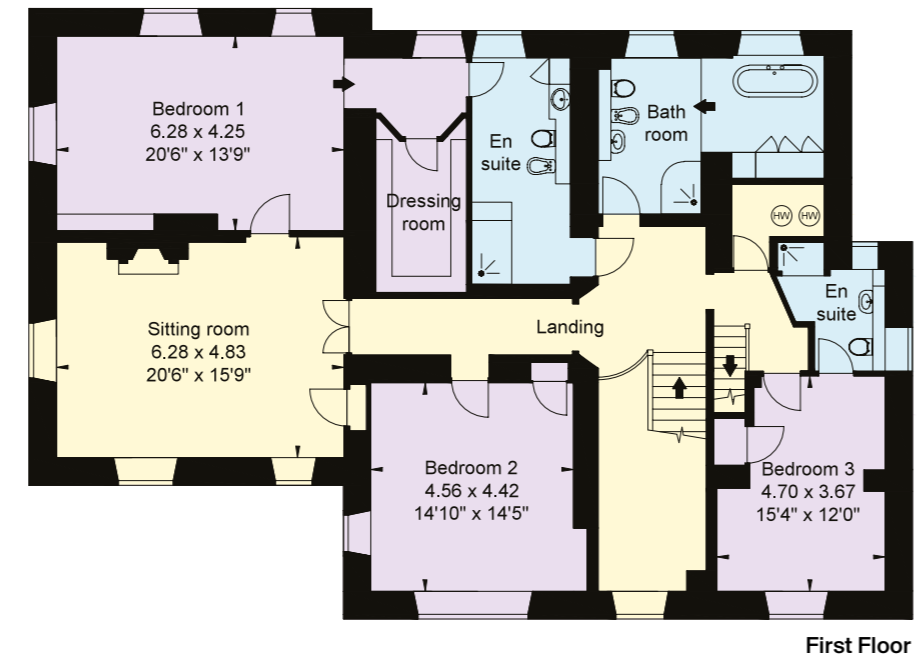
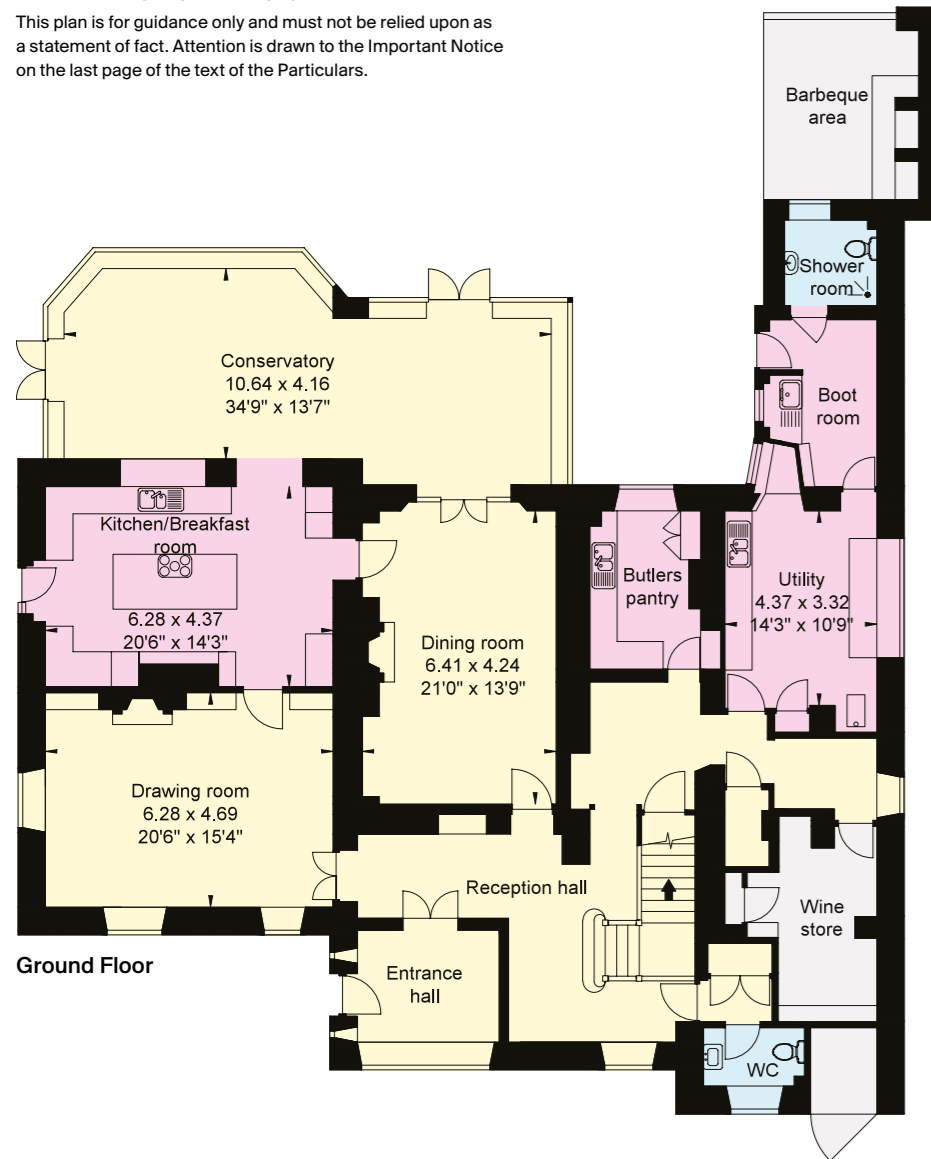
The first floor bedroom accommodation is well arranged and benefits from a large principal bedroom suite with an additional sitting room connected. There are a further two double bedrooms and family bathroom on the first floor all of which have good proportions. The second floor consists of a self-contained bedroom suite, a large bedroom that could be arranged as a study and bedroom, a further bedroom and space to create a bathroom if needed. There is additional office space on the second floor.



Approximate Gross Internal Floor Area
House: 556 sq m (5,985 sq ft) exc. Attic storage
Outbuildings: 180 sq m (1,938 sq ft)
Total: 736 sq m (7,923 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Outbuildings

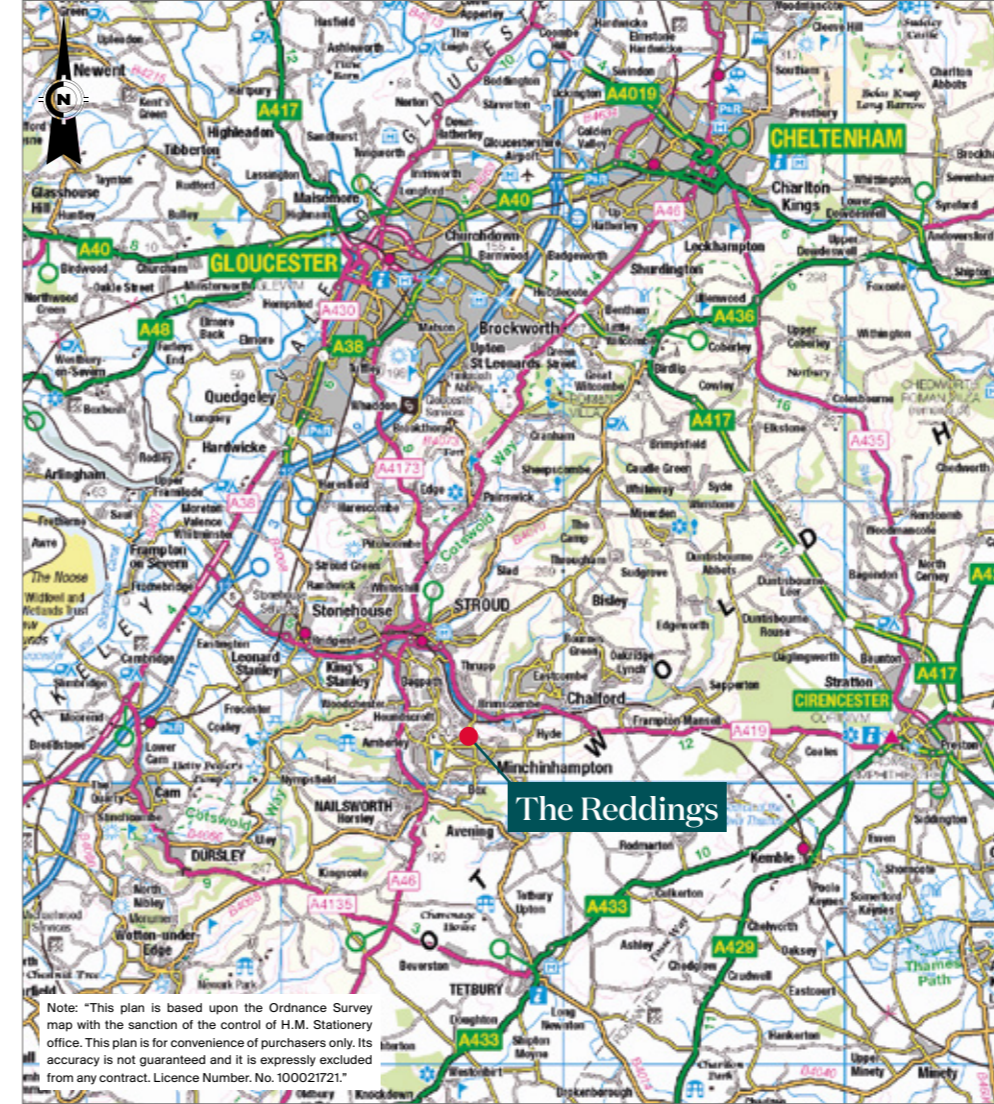
There is a separate Cotswold stone outbuilding with garaging on the ground floor and a studio space on the first floor. Subject to planning, this could create some good secondary accommodation.

Gardens and Grounds

Accessed off the conservatory is a spacious patio entertaining area which provide far reaching views over the formal garden and grounds. The formal gardens are below the main house separated by a Cotswold stone wall and steps which lead down to a flat lawned area surrounded by flower and shrub beds.

Beyond are two paddocks, one to the north and one to the east, which are post and rail fenced with a wooded area to the eastern paddock.





Rights of Way

There are no rights of way across the property.

Services

Mains water and electricity. Oil fired central heating. Gas fires. Septic tank drainage.

Fixtures and Fittings

Only those mentioned in these sales particulars together with light fittings, carpets and blinds are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

Directions (GL5 2PH)

From Cirencester take the A419 towards Stroud. After about six miles fork left signposted Aston Down and Minchinhampton. Stay on this road for about three miles passing Aston Down Polo Ground on the right. Turn right down the no through road. Follow the road around the left hand bend and The Reddings is the last house on the right.

Property information

Tenure: Freehold

Local Authority: Stroud District Council: 01453 766321

Council Tax: Band G

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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