



# Thornbury House

Withington, Cheltenham





## A secluded Cotswold stone village house in an elevated position overlooking Withington village with versatile outbuildings and a swimming pool.

Andoversford 3 miles, Cheltenham 8 miles, Cirencester 10 miles, Stow-on-the-Wold 13 miles, Swindon 16 miles  
Cheltenham Spa (London from 120 mins), Kemble (mainline station to London Paddington in 70 minutes) 11 miles, M4 (J.15) 18 miles  
(All distances are approximate)



### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Sitting room | Study | Dining room | Snug  
Utility and Boot room with WC Shower | Integral Garage

**First Floor:** Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

**Second Floor:** Bedrooms five and six | Shower room

### Garden and Grounds

Gravelled drive | Four bay garage with double garage | BBQ terrace | Swimming pool | Garden | Orchard area

**In all about 0.6 acre**

## Situation

Times and distances are approximate.



Cheltenham, Andoversford filling station.



The Mill Inn, Withington, The Frogmill  
Wheatsheaf in Northleach.



Kemble - London Paddington (from 70 mins)  
Cheltenham Spa.



Withington primary school, Cheltenham  
Ladies, Cheltenham College, Dean Close  
and St Edwards.



Excellent walking and cycling on the  
extensive network of footpaths, roads, and  
bridleways across the region.



Cheltenham, Stratford upon Avon and  
Warwick. Polo at Cirencester and Longdole  
and trail hunting with the Cotswold and  
Heythrop Hounds.



Andoversford, Naunton Down and Burford.



Everyman Cheltenham, The Barn,  
Cirencester.



## Thornbury House

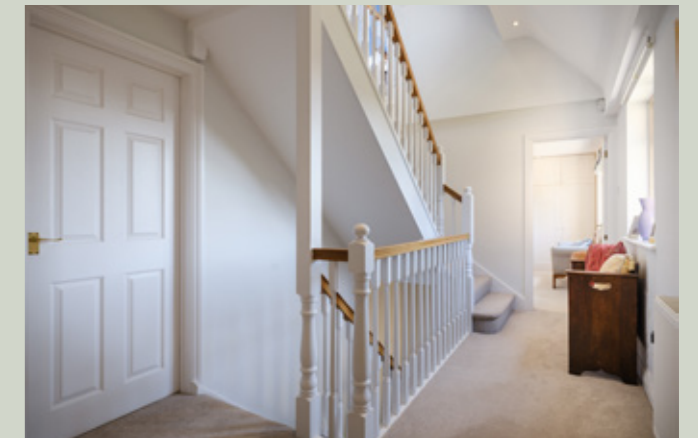
The property was built around 1974 to a high standard and has been exceptionally well maintained. The property is at the end of a small lane on the periphery of the highly desirable village of Withington in the Cotswolds Area of Natural Beauty.

The hallway opens to the heart of the home, a snug that links the kitchen, breakfast room, dining room, and fabulous sitting room with a full-height ceiling. This side of the house overlooks and opens on to the entertaining terrace with a BBQ area and swimming pool. On the ground floor is a study WC, and the second WC has a shower next to the boot and utility room. An extensive garage, ideal storage, and workshop are attached to the house.

A landing on the first floor leads to the principal bedroom with an en suite shower room. There are three further bedrooms and a family bathroom. On the second floor, bedroom five has fabulous views and shares the fourth bath/shower room. A sixth bedroom has been used as a sewing room/home office.

The house is exceptionally well maintained. The windows were all replaced in 2016, and the property has been kept to a high standard inside and out. Thornbury House offers approximately 4,272 sq ft of living space, including the garage barn, which is about 396.9 sq m.









## Gardens and Grounds

Thornbury House is approached off the village road and a short distance along a no-through lane. There is ample gravelled parking in front of the house with a block surface between the house and the barn. To the rear is a fabulous terrace, surrounded by walls with a swimming pool and outside entertaining area. Steps lead to an extensive private lawn surrounded by mature trees and hedges. To the side of the house is an orchard with vegetable beds, a garden shed and a greenhouse.

## Garage Barn

A short walk from the house is a separate timber barn with four garages with double doors (about 10m x 5 m). A spacious garage/store (about 5m x 5m) is at the far end. It is a hugely versatile building with much potential to develop further as a garage/workshop, a studio or guest accommodation, subject to the necessary consent.

In all, it is about 0.6 acre.

# FLOOR PLAN

Approximate Gross Internal Floor Area  
 Main House (Including Garage): 396.9 sq m / 4,272 sq ft  
 Outbuildings and Garage: 77 sq m / 829 sq ft  
 Total: 473.9 sq m / 5,101 sq ft



# PROPERTY INFORMATION

## Property Information

**Services:**  
 Mains water, electricity and private drainage (septic tank)  
 Oil Fire Central Heating. Fibre broadband is available.

**Tenure:**  
 Freehold.

**Local Authority:**  
 Cotswold District Council

**Council Tax:**  
 Band G - 2024 £3,619.29

**EPC:**  
 E

**Postcode:**  
 GL54 4BQ

**What3Words:**  
 ///skis.focus.salary

**Guide Price:**  
 £1,500,000

**Viewings:**  
 All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.







**Cirencester**  
One Market Place  
Cirencester, Gloucestershire  
GL7 2PE

**Rupert Sturgis**  
01285 659 771  
rupert.sturgis@knightfrank.com

**Cheltenham**  
123 Promenade  
Cheltenham  
GL50 1NW

**Tom Banwell**  
01242 246951  
tom.banwell@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.