

Brook House

Avening, Tetbury, Gloucestershire





A beautiful Grade II listed Georgian country house set in pretty gardens and grounds on the edge of the village.

Tetbury 3 miles, Kemble Station 9 miles (74 mins to London Paddington), Cirencester 12 miles, Bath 27 miles M4 (J17) 15 miles,
Bristol Airport 38 miles, Heathrow Airport 90 miles, Central London 105 miles
(All distances are approximate)



Summary of accommodation

Reception hall | Drawing room | Dining room | Library | Study | Sitting room | Kitchen/breakfast room | Games room | Cloakroom | Utility room

Principal bedroom suite | Six/seven further bedrooms | Three further bath/shower rooms | Attics

Garden and Grounds

Mature garden and grounds | Traditional green houses | Garden stores | Planning permission for three bay garage | Stream | Paddock

In all about 2.28 acres

Situation

Times and distances are approximate.



The M5 motorway is within easy reach for commuting to Bristol and the Midlands.



Well placed for commuting, Brook House is approximately 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester



Local and regional preparatory Schools: Beaudesert Park, Wycliffe, Hatherop Castle, Westonbirt, and Cheltenham. Senior Schools: Marlborough College, Radley College, Cheltenham College and Cheltenham Ladies College, St Mary's Calne, Westonbirt and Rendcomb College.



There are a number of excellent hotels, pubs and restaurants in the area including Calcot Manor near Tetbury, Whatley Manor at Easton Grey and the Hare and Hounds Hotel at Westonbirt. Nearby Minchinhampton is a small ancient market town, steeped in history and provides for a range of everyday goods and services. Three miles to the south is the popular town of Tetbury, with its honeyed stone architecture, so typical of the area, and thriving boutique shops and restaurants.



Brook House

Brook House is a striking Grade II listed Georgian country house built of stone in the early part of the 1700's with later editions including the west wing. Positioned on the edge of the popular village of Avening, the house is approached from the village road via a drive between stone piers to a parking area.

Arranged over three floors, the house underwent significant renovation in 2016 by the owner, creating a fabulous interior-designed finish to an otherwise historic country house.

Having retained its period character, the house has charm in abundance with the benefits of the classic Georgian detail in the principal reception rooms with notable features including sash windows with large glass panes, ornate fireplaces, window shutters and wide panelled doors. A brief description of the principal accommodation follows below and further detail of the arrangement of the rooms can be seen in the floor plans enclosed.

The drawing room, a large, elegant room with a pretty fireplace and large sash windows, is positioned off the main entrance hall and provides a fabulous space for entertaining and has double doors that open onto the garden.

A wonderful stair hall with stone floor hosts a sweeping, stone cantilever staircase with ornate iron balustrade and a turned handrail.



Positioned centrally in the house is the fabulous kitchen with a breakfast/dining area. An excellent space adjacent to the family room, which together act as the hub of the house with large windows and doors leading out to the garden.

The kitchen area is beautifully designed with bespoke fitted cabinets and an AGA. The impressive and expansive marble-topped island unit is a versatile feature, acting as a preparation area and a breakfast bar. There is a back kitchen with further bespoke cabinets and space for other helpful kitchen appliances. There is a good dining room, sitting room and study.

Within the West Wing, formally used as separate secondary accommodation, is a fabulous reception room, which is currently used as a games room and family room. There is also a boot room, laundry, wine room, shower room and sauna.

On the first floor, there are six bedrooms, all of which have plenty of light and good views over the gardens. The principal bedroom suite comprises a spacious bedroom with en suite bathroom and dressing room, which could easily be made into another bedroom. The five further bedrooms and three bathrooms provide plenty of accommodation for family and friends.





Outside

Brook House has a wonderful garden with a little stream (The Avening Stream) running through it. Formal areas lie in front of the house with a stone paved terrace and a traditional walled garden at the rear, in which there are two fine Victorian greenhouses, refurbished by the current owners. Beyond the walled garden to the north is a small paddock on the far side of the stream. In all the grounds extend to about 2.28 acres.





Directions

What3Words: ///adopters.engineers.lived

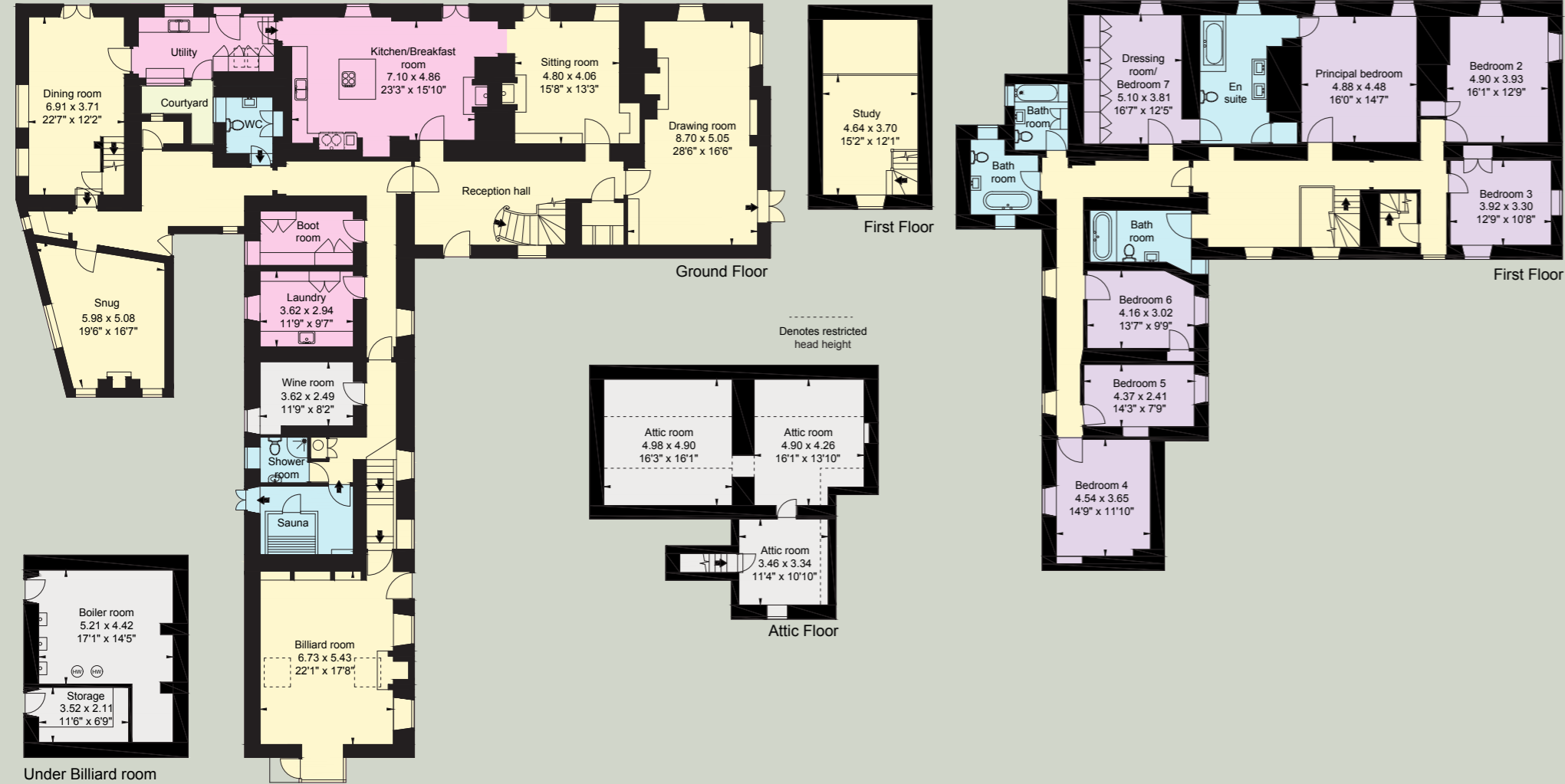
From Cirencester take the A419 towards Stroud. After approximately 7 miles turn left to Minchinhampton. Take the next left (after about 2 miles) immediately beyond the Ragged Cot pub, signed to Avening, and follow this minor road past Gatcombe Park, down the hill into Avening. As the road rises, shortly before a T-Junction with the pub, the entrance to Brook House is on the right.



FLOOR PLAN

Approximate Gross Internal Floor Area

Total: 730 sq m / 7,860 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.

PROPERTY INFORMATION

Property Information

Services:

Water – Mains supply, Heating – Gas fired boiler,
 Drainage – Mains Drains, connected, Telephone & Broadband – Fibre optic broadband available

Planning:

Avening is within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the house is Listed Grade II and located within the village conservation area.

There is current planning permission to February 2025 for a three-bay garage building. The details of which can be found on the local authority planning portal – Cotswolds District Council Ref. 21/03367/FUL.

Wayleaves, easements and rights of way:

The property is offered for sale subject to and with the benefit of all rights of way both public or private, all easements and wayleaves whether specifically referred to or not.

Tenure:

Freehold with vacant possession on completion.

Local Authority:

Cotswold District Council

Council Tax:

Band H

Postcode:

GL8 8NS

Viewings:

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



Knight Frank LLP Mapping Consultancy 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL (t) 01488 688508 (e) mapping@knightfrank.com			Date: 10.05.23 Drawn By: JSB Scale: 1:1000 @ A4 Plan Ref:
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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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Particulars dated: May 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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