

Kites Nest House

Swinhay, Wotton-under-Edge





An impressive Edwardian property in this wonderful position, just over 8 acres with stunning views over its own lakes, the Cotswold escarpment, and Tyndale Monument.

North Nibley 1.7 miles | Wotton Under Edge 2.5 miles | Dursley and Cam Station 6.5 miles | Tetbury 13.1 miles| Malmesbury 13.1 miles | Bristol 20 miles| Bath 20 miles Cirencester 23.4 miles | Cheltenham 30 miles (Distances and times approximate).

		
4-5	3-4	5-6

Summary of accommodation

Main House

Ground Floor: Entrance hall | Reception room | Dining room | Kitchen/breakfast room | Sitting room | Garden room | Conservatory | Utility room | WC
First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite shower room | Two further bedrooms, one with a dressing room | Family bathroom

Robins Nest

Kitchen/dining room | Reception room | Bedroom with WC | Utility room | Bathroom

Garden and Grounds

Garden | Lakes | Large detached garage | Workshop | Barn

In all about 7.66 acres

Situation

(Distances and times are approximate)

Kites Nest House is close to the village of North Nibley and the market town of Wootton Under Edge. North Nibley has an outstanding primary school, pub and village shop, all between the Severn Vale and Cotswold Escarpment with stunning rural views.



Set in a rural location, the property benefits from good links to the A38 and M5 combined with convenient access to the market town of Wotton-edge-Edge with an extensive array of facilities, including several pubs, restaurants, shops and social and sporting opportunities.



It is also well situated to allow access to the M4 & M5. The M5 junction 14 is approximately 5 miles away and offers commutability to Bristol, Bath and Cheltenham cities.



An excellent range of private and state schools are within easy reach. Of note is the highly regarded secondary school Katharine Lady Berkeley, Kites Nest House is within the catchment area.



The Property

Kites Nest House is beautifully positioned on the edge of the Cotswold escarpment, benefiting from stunning views over its 8 acres of grounds, beautiful lakes featuring an impressive fountain, and pontoon. Kites Nest House is an exceptional home with an abundance of character and highly versatile accommodation. All rooms are of impressive proportions and impressive ceiling heights. In the principal rooms, there are bathstone fireplaces, new parkette flooring and recently recarpeted throughout. In addition, there is a newly refitted kitchen/breakfast room and a large utility/ boot room.

There is a large, detached garage block with a workshop. Above the garage is a large one bedroom flat with a downstairs bathroom and utility area.

Behind the garage is a large work barn with a separate access and a large amount of concrete hard standing.

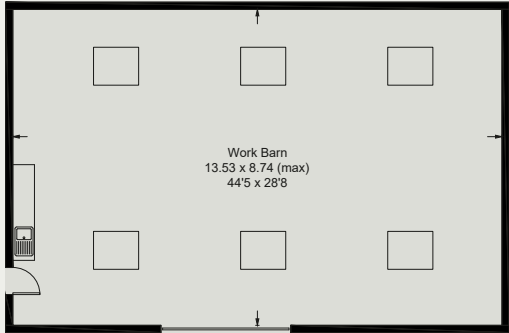




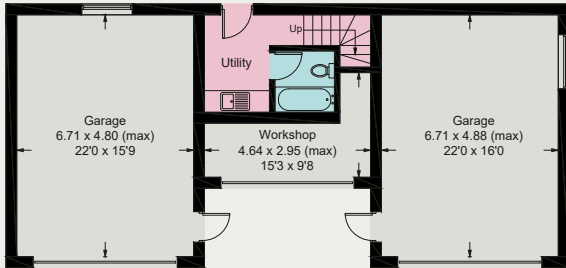
FLOORPLAN

Approximate Gross Internal Floor Area
House = 354.2 sq.m / 3,813 sq.ft
Annexe = 159.4 sq.m / 1,716 sq.ft
Outbuilding = 118.6 sq.m / 1,277 sq.ft
Total = 632.2 sq.m / 6,806 sq.ft
(Including Eaves / Garage / Workshop)

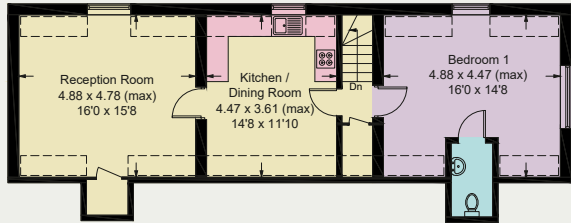
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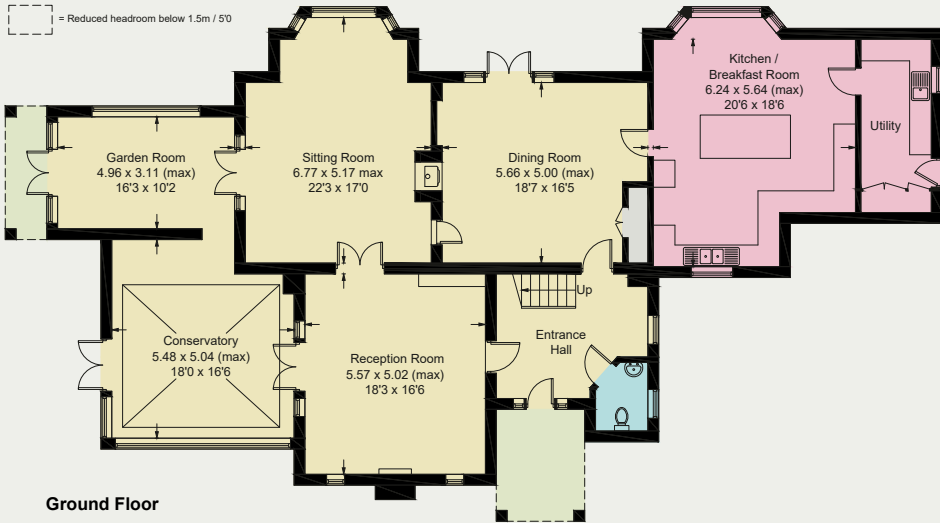
Outbuilding
(Not Shown In Actual Location / Orientation)



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



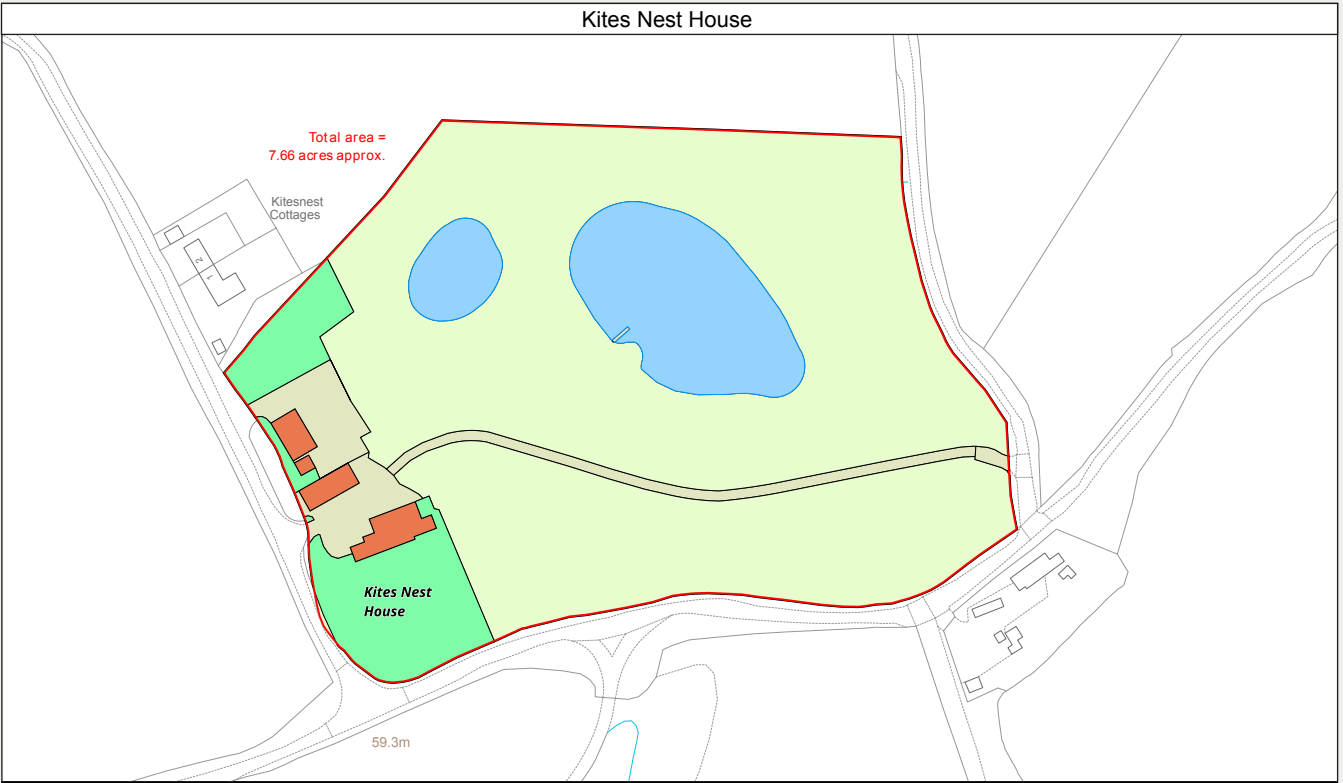
Annexe - First Floor



Ground Floor



First Floor



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		 Date: 24.02.25 Drawn By: CW Scale: 1:1500 @ A4 Plan Ref: 19763 Title: Kites Nest House <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2025. Licence No. AC000818786</small>
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Outside

The gardens are beautifully presented with a mix of formality and informality and are positioned to the south, predominantly laid to lawn with herbaceous borders. A large terrace wraps around the property, along with a large pergola, ornamental pond, hedging and mature trees.

Beyond the main gardens, the land sweeps down to two beautifully managed lakes; one has a large pontoon and an impressive fountain. The lakes, often visited by swans, Canada geese and other wonderful wildlife, are ideal for wild swimming. The grounds have plenty of space for a celebratory marquee or other potential uses.

There is an additional gated access to the bottom of the property for further access, and it has the potential to be turned into an additional sweeping drive.

Property Information

Tenure: Freehold

Services: Water is supplied via a borehole on the neighbouring property. Air source heating for the underfloor heating. Solar PV for electricity. Septic tank treatment plant. LPG Gas supply is from an on-site underground tank. New boiler. Hive control.

Local Authority: Stoud District Council

Council Tax: Kites Nest House D, Robins Nest Band A

EPC: E

Guide Price: £1,950,000

Directions (GL12 7PH): What3words:
///name.erase.manly



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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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