

Drakestone House

Stinchcombe, Dursley, Gloucestershire





A historic country house with a separate coach house, beautiful grounds and far-reaching views

Wotton-under-Edge 4 miles | M5 Jct 14 8 miles | Tetbury 12 miles | Stroud 13 miles | Bristol 24 miles | Cheltenham 24 miles (Paddington 90 mins).
(All distances and times approximate)


8


4


4

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Drawing room | Sitting room | Dining room | Garden room | Utility room | WC | Bedroom
First Floor: Principal bedroom with en suite bathroom | Five further bedrooms | Three bathrooms
Attic: Bedroom 8

Coach House

Kitchen/breakfast room | Sitting room | Utility room | Two bedrooms with en suite shower room | Two further bedrooms | Family bathroom

Garden and Grounds


Gardens | Tennis Court | Paddocks | Woodland | Stables and stores | Office and WCs | Solar Panels


In all about 9 acres.


Situation


(Distances and times are approximate)


Drakestone House is situated in a semi-elevated position between the pretty Cotswold villages of Stinchcombe and North Nibley, below Stinchcombe Hill and Drakestone Point on the attractive Cotswold Escarpment and on the edge of the ANOB.


 Wotton-under-Edge, Dursley and Tetbury for everyday needs. The regional centres of Bristol, Cheltenham and Cirencester are within easy daily commuting distance.


 Beaudesert Park | Westonbirt | Wycliffe College | Cheltenham Colleges. State schools in the area include Katharine Lady Berkeley's | Stroud High | Pates.


 The M5 Jct 15 for the Midlands and West Country. .

 Stroud Station to London Paddington (from 80 mins) | Bristol Parkway (from 90 mins).

 Stinchcombe Hill | Minchinhampton Cirencester

 Horse racing at Cheltenham, Bath and Chepstow. Hunting at The Berkeley and Duke of Beaufort's and Severn Vale. Polo at Westonbirt and Cirencester.

 Bath | Gloucester | Bristol

 Walks and rides along the magical Cotswold Escarpment.



The Property

Drakestone House is set in the magnificent countryside with far-reaching views across this rural yet accessible part of Gloucestershire.

The impressive home was built between 1908 and 1911 and constructed of beautiful natural golden limestone. Designed by Oswald Milne, a young architect, with Lutyen's famed Arts and Crafts architects' office renowned for its history and style. Much is written about the property, and it is deemed one of the best Arts and Crafts houses in the region, with its character virtually unaltered. The property is Grade II* listed.

The accommodation is versatile and has been a family home and wedding/private hire venue. The property is beautifully presented and full of character. The stunning staircase, exposed beams and fine decorative plasterwork are a few of the many highlights. The principal rooms face south, taking full advantage of the views and light overlooking the private gardens and grounds.

Gardens and Grounds

Outside, the gardens are divided by yew hedges and shrubs. There is a water garden, a former kitchen garden, terraces, and many impressive trees. Beyond is a tennis court and paddock with its own road access. There is stabling for ponies with water and electricity, along with an area for an all weather riding arena, subject to the necessary planning permission. In all about 9 acres.



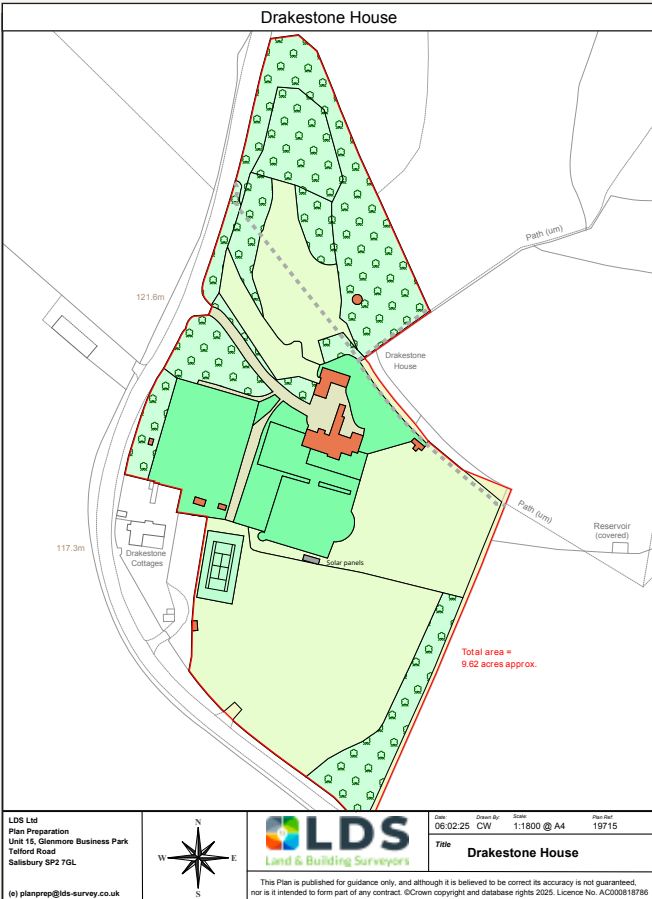
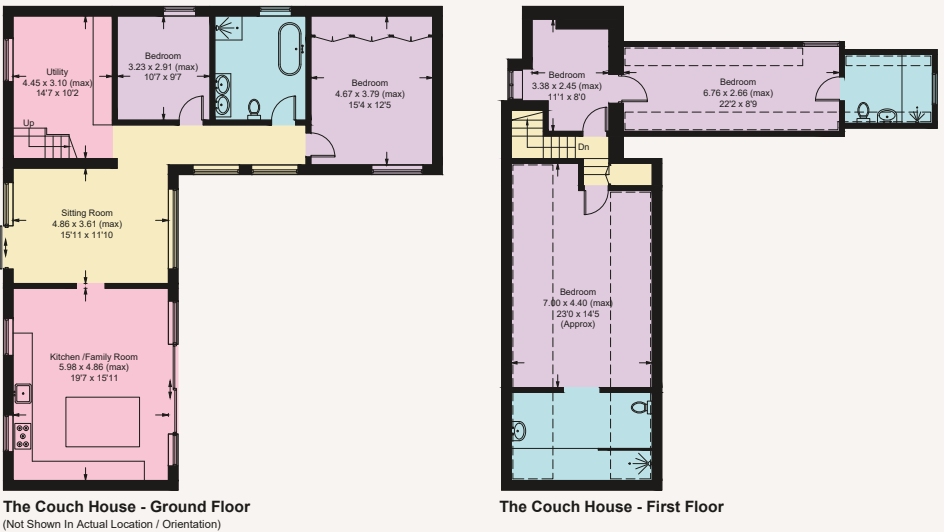
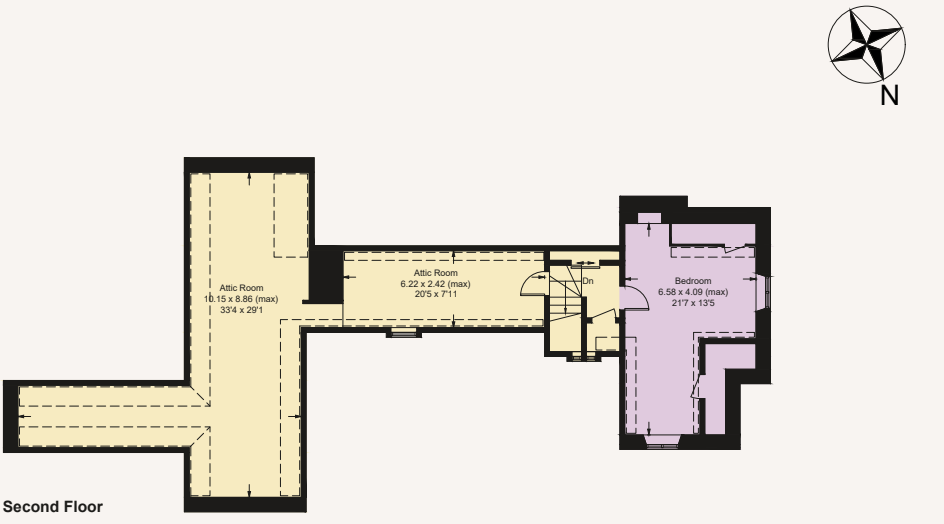




FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 516.7 sq.m / 5,562 sq.ft
Coach House: 189 sq.m / 2,044 sq.ft
Total: 706 sq.m / 7,606 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.



The Coach House

With its parking and spur from the main drive, the Coach House has recently been extended and refurbished to create a fabulous home—beautifully finished rooms with many original features retained.

The ground floor kitchen/dining area has large, glazed walls overlooking a courtyard with mature trees beyond. There is also a sitting room, utility room, and two spacious bedrooms with a family bathroom. On the second floor, two further bedrooms with en suite shower rooms fit into the eaves of the former stables and coach house. Ideal for family, guests or letting out.

Property Information

Tenure: Freehold, with no onward chain
Services: Mains water, gas, electricity and private drainage. Super fast broadband is available.

Local Authority: Stroud District Council
Council Tax: TBC

Rights of Way: A public footpath crosses part of the land on the northeast boundary. Further details are available from the Vendor's agent.

Guide Price: £2,250,000
Directions (GL11 6AS): What3words: ///potential.investors.bolts

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



Cirencester
One Market Place
Cirencester
GL7 2PE

Rupert Sturgis
01285 882 001
rupert.sturgis@knightfrank.com

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 February 2025. Photographs and videos dated January 2025.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.