

# 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.









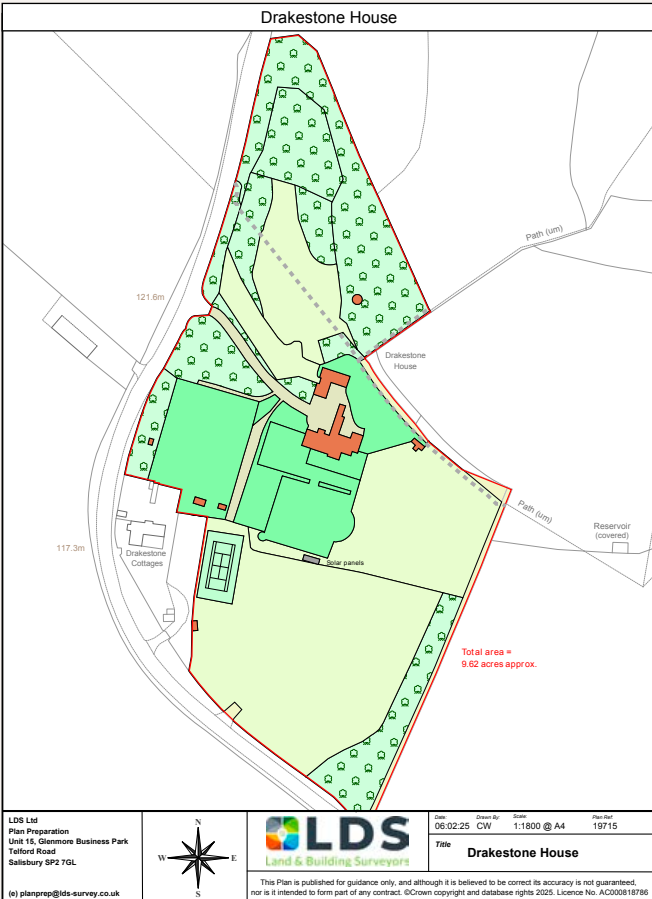
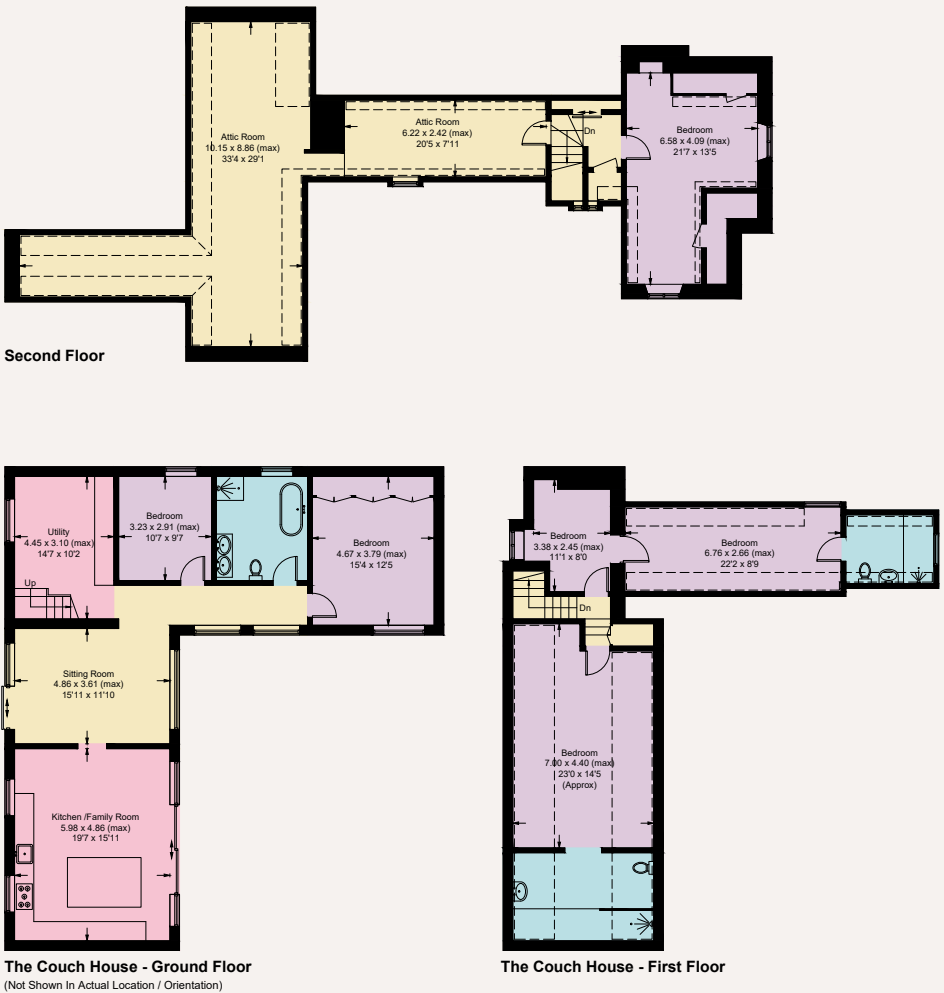
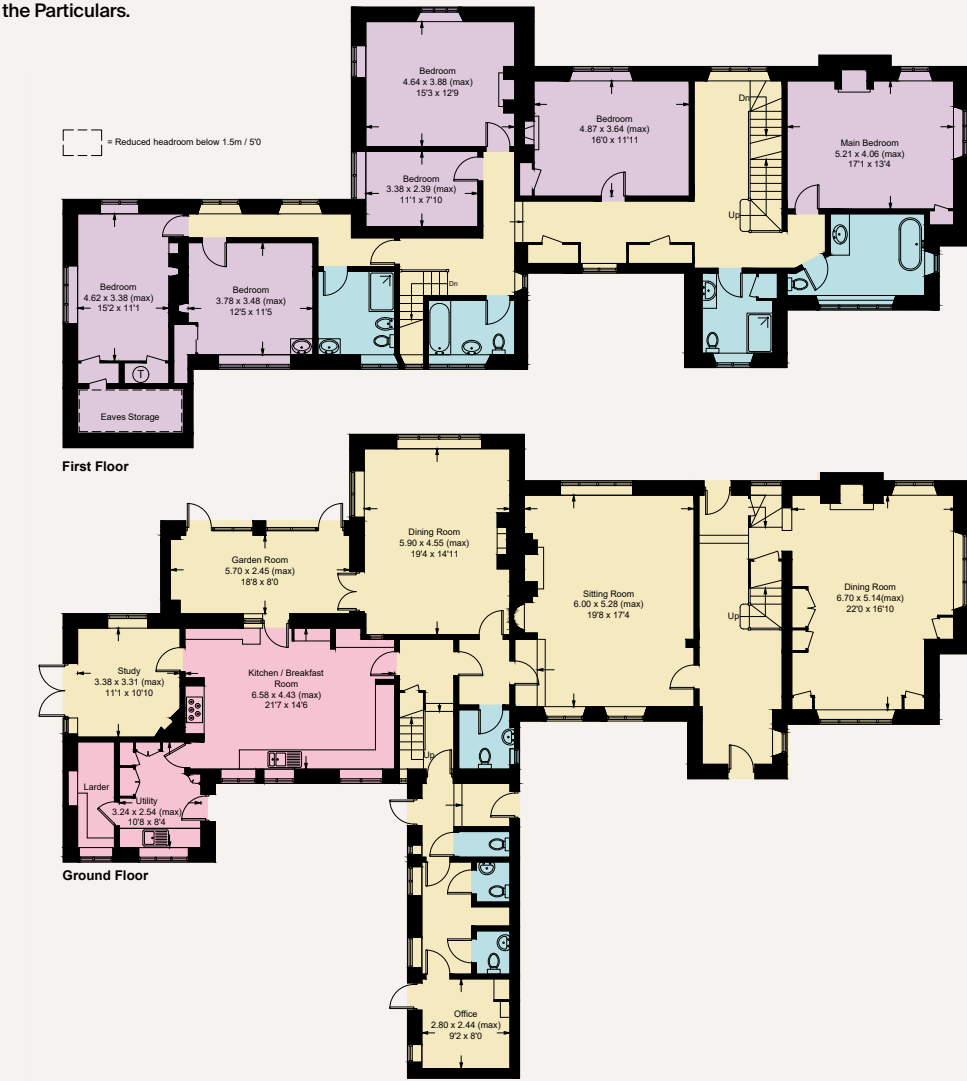




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 516.7 sq.m / 5,562 sq.ft  
Coach House: 189.9 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:** £2,050,000  
**Directions (GL11 6AS):** What3words: ///potential.investors.bolts

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



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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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