

Holly Bush House

Westonbirt, Tetbury, Gloucestershire





A luxurious Cotswold home, privately situated in landscaped grounds with a swimming pool and impressive pool/guest house. It is set in the popular but peaceful village of Westonbirt.

Westonbirt 1 mile | Sherston 2.5 miles | Tetbury 4 miles | Malmesbury 4 miles | M4 (J17) 8 miles | Kemble station 10 miles
(London Paddington from 75 mins) | Cirencester 13 miles | Bath 21 miles | Bristol 23.7 miles | Cheltenham 30 miles
(All distances and times are approximate).

4-5	3-5	4-5

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/dining room | Sitting room | Study | Snug | Utility room | WC
First Floor: Principal bedroom with en suite | Guest bedroom with en suite | Two further double bedrooms | Family bathroom

Pool/guest House

Kitchen/breakfast room | Sitting room/bedroom two | Bedroom with en suite shower room | Shower room | WC

Outside

Double carport | Swimming pool | Hot tub | Gym/storage | Alitex Glasshouse | Vegetable garden | Meadow | Orchard

In all about 2.7 acres

Situation

(Distances and times are approximate)



Tetbury (4 miles), Malmesbury (4 miles) and Sherston (2.5 miles) all cater to day-to-day needs with a good range of shops and services. The bigger centres of Cirencester, Nailsworth and Bath are all within accessible distance and provide more comprehensive shopping facilities, including a large Waitrose in Malmesbury (5 miles) and Cirencester (13 miles).



The renowned Hare and Hounds Hotel is a short stroll away.



A range of excellent primary, comprehensive and private schools are in the area, including Beaudesert Park, Westonbirt, Rendcomb, the Cheltenham Colleges, Bath and Bristol, and first-class grammar schools in Stroud and Cheltenham.



Fast train services to London Paddington are available from Kemble and Chippenham stations. Roads: Both the M4 and M5 are easily accessible.



There is a locally renowned “Goods Shed”, a venue for art, events and music. Cheltenham has various cultural festivals and events.



The Property

Approached over an impressive sweeping tree-lined gravel driveway, this impressive Cotswold stone property is set within just under 2.7 acres of formal landscaped gardens.

Holly Bush House is a stunning Cotswold detached house within a superb setting, overlooking its beautiful grounds and backing on to open Gloucestershire countryside. It was significantly restored, extended, and refurbished to create a light, spacious, well-proportioned home with an excellent flow.

The property has excellent principal rooms, with antique oak wood parquet floors with underfloor heating downstairs featuring a Jet master fire, a stunning kitchen with a large range of storage and Italian stonework surface and including an Everhot and a beautiful garden room leads out to the swimming pool and terrace area connecting the main house to the pool area and gardens.

An impressive pool/guest house offers additional guest accommodation to the main house with potentially two more bedrooms. A double carport has a practical gym/home office.

All combined to create a stylishly thought-out design with exacting standards, and it is now a sophisticated, luxurious and practical family home with the resources to live, relax and entertain in the most spectacular ways. The house is well-proportioned throughout and has a natural flow to it.

Holly Bush House is situated in a considerably private location on the East side of the renowned Westonbirt Arboretum, Beaufort Polo Ground and Westonbirt School. Westonbirt is a small Cotswold village that nonetheless features the acclaimed Hare and Hounds hotel and a golf course, with the larger, very well-served village of Sherston also being close at hand.











FLOORPLAN

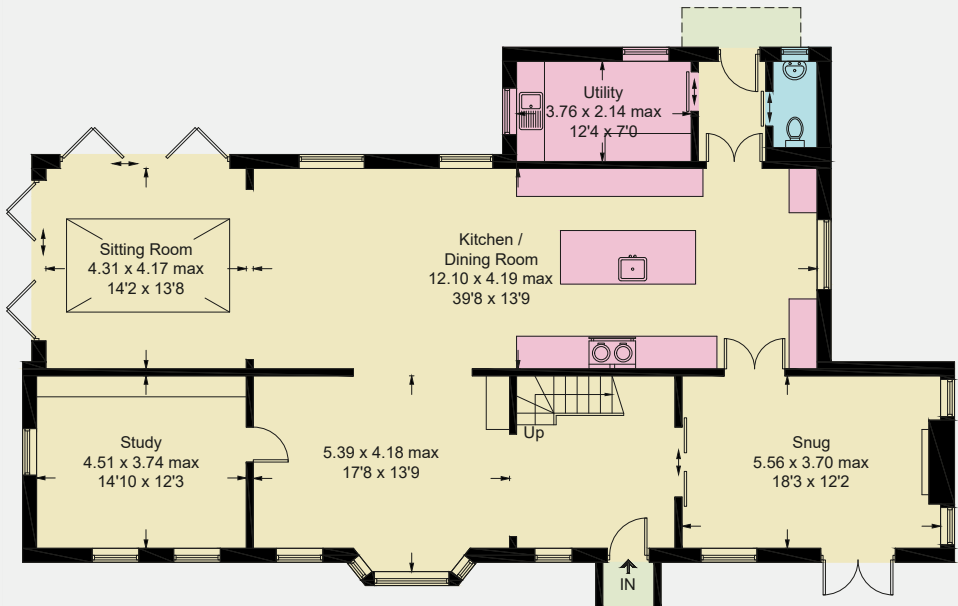
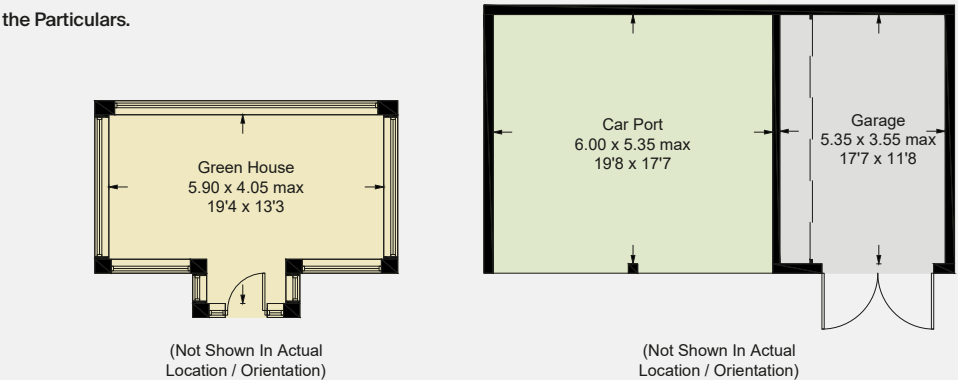
Approximate Gross Internal Floor Area

Main House: 277.8 sq.m / 2,990 sq.ft

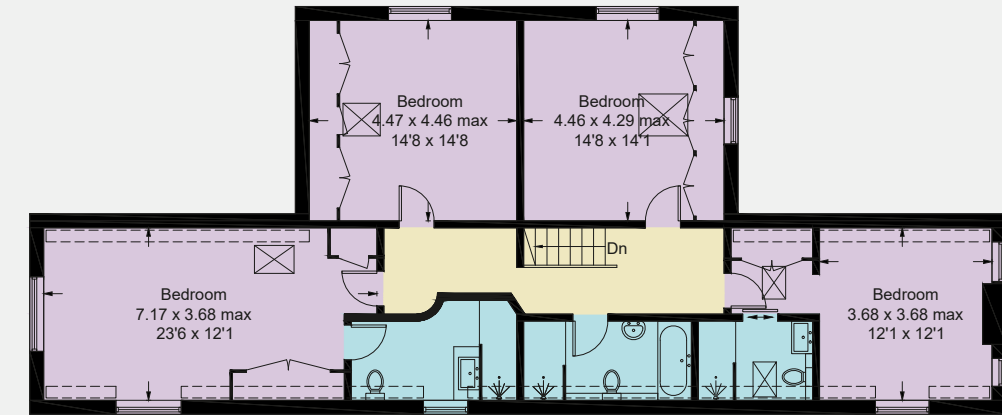
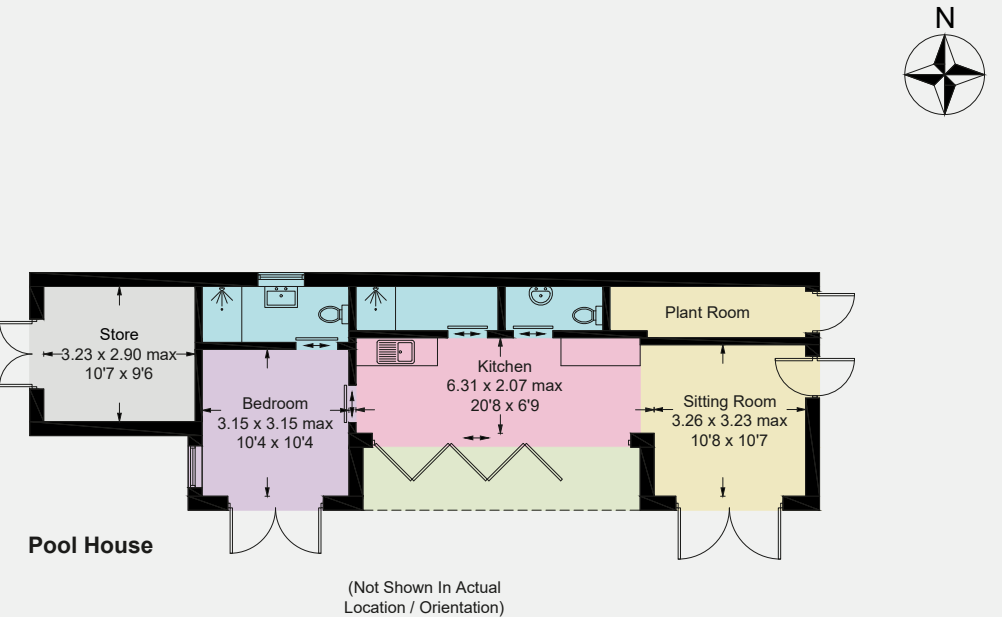
Pool House / Garage / Green House / Plant Room: 99.5 sq.m / 1,071 sq.ft

Total: 377.3 sq.m / 4,061 sq.ft

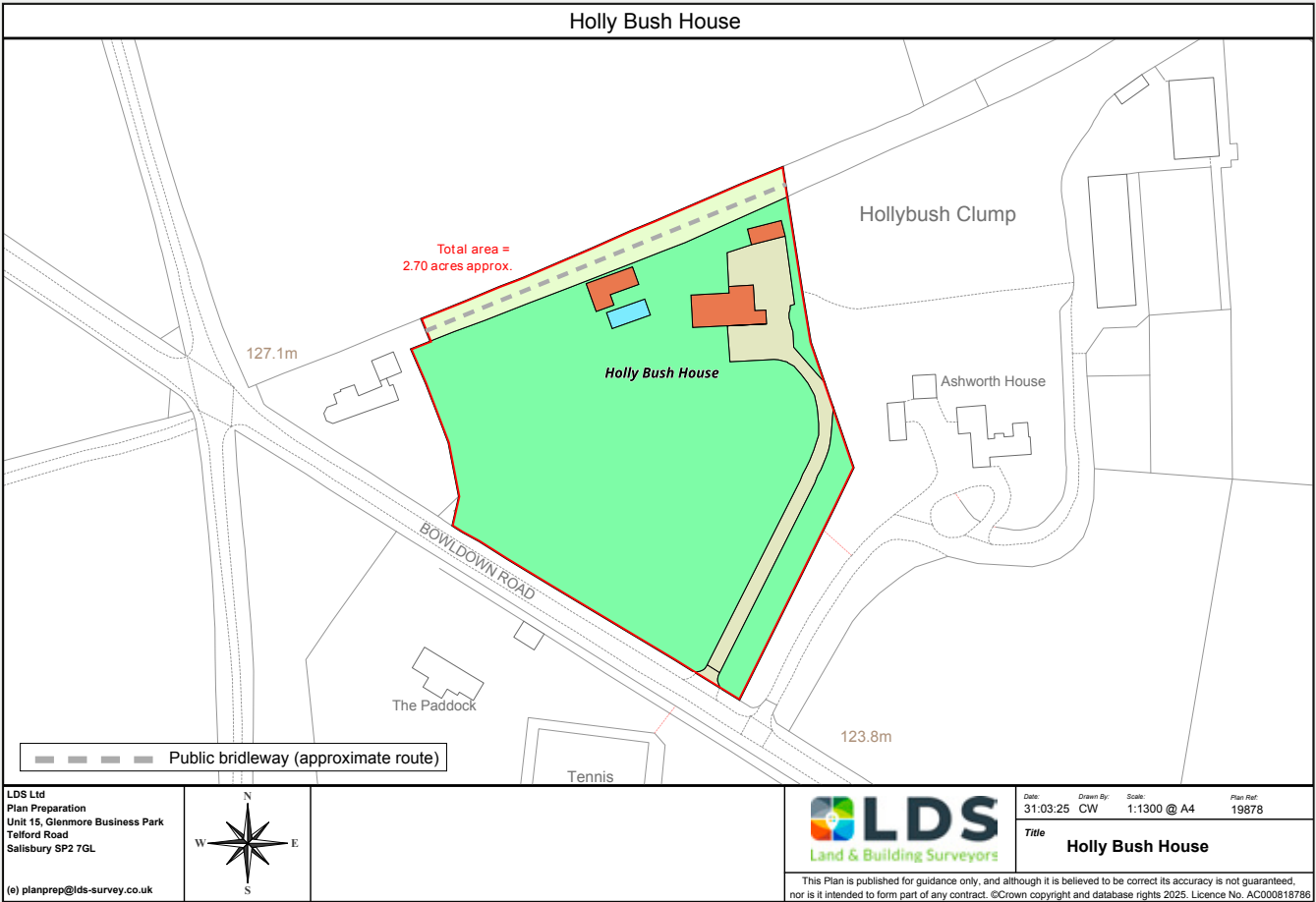
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Outside

Through bespoke electric gates, there is a tree-lined drive, and mature ever-green firs screen the west border of the property. To the west side of the main house is the swimming pool with an impressive terrace made of La Roche Limestone, which has had a surface treatment to give it optimum slip resistance. There is also a hot tub, which is independent of the pool, enabling it to be on all year, which sits under its own pergola with a door from the pool/guest house.

The large stone terrace surrounding the opulent pool area leads into a pergola walkway towards a dining area that enjoys views over the grounds, a wildflower meadow, and a small Orchard. Beyond the swimming pool is a large vegetable garden with a raised bed, and the addition of an Alitex Victorian glasshouse is to be enjoyed.

Property Information

Tenure: Freehold.

Services: Mains electricity and water. Septic tank. Oil-fired central heating and air source heating for the underfloor heating.

Local Authority: Cotswold District Council

Council Tax: Band G

EPC: D

Offers in excess of: £2,750,000

Postcode: GL8 8QJ

What3Words: /// ruffle.decimals.repair

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



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Particulars dated April 2025. Photographs and videos dated April 2025.

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