

Bannut Tree House



Butterrow Hill, Stroud, Gloucestershire





A stunning period house with a wealth of character, set in extensive private gardens on the edge of Stroud.

Stroud station 2.2 miles, Cirencester 12.6 miles, Cheltenham 15.6 miles, Bristol 31.6 miles, Birmingham 77.3 miles
(Distances are approximate)

		
4	2	3

Summary of accommodation

Bannut Tree House

Ground floor: Hall | Kitchen | Dining room | Drawing room | Sitting toom | Utility room | WC | Cellar

First floor: Bedroom with dressing room and en suite bath and shower room | Bedroom | Bathroom | WC


Second floor: Two further bedrooms

Outside


Carport | Store room | Gardens


Situation


Times and distances are approximate.

 Walking distance to Stroud Town Centre (Waitrose and Saturday Farmers' Market). Further shops in Cirencester, Cheltenham and Bath.

 Easy access to M4 and M5 motorways.

 Stroud (London 90 minutes).

 Sought-after grammar schools in Stroud (Stroud High for girls, Marlin for boys), Gloucester and Cheltenham. Cheltenham Ladies College, Cheltenham - Cheltenham College and Dean Close. Minchinhampton - Beaudesert Park. Stonehouse - Wycliffe, Westonbirt School. School buses run along to most of the local schools in both the private and state sectors.

 Minchinhampton and Rodborough Commons, on the hill above with stunning views over the River Severn. The area has an amazing network of footpaths.

 Cheltenham.



The Property

A stunning Grade II listed property, set in the elevated and secluded position of Butterrow Hill, hidden behind a large wall set within extensive beautiful gardens. The property has a wealth of period character features, and every room is bursting with character. It has high ceilings, fireplaces, a stunning staircase, views over the garden, a wine cellar, and a refitted kitchen. Spacious and practical layout.







Gardens and Grounds


Situated on Butterow Hill a country lane to the south of Stroud by Rodborough Common and close to Minchinhampton. The property is surrounded by glorious Cotswold countryside.

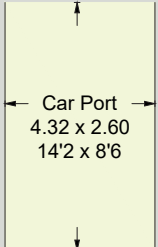
Outside, you have two approaches: through the gates into a pretty courtyard to the kitchen and access space for one car or through the impressive arched gateway leading you in and down to the formal entrance.

With extensive gardens surrounded by Cotswold wall, hedging and trees, the garden is on various subtle levels and at the bottom is a former grass tennis court providing a flat games area. The back of the property, which has access to the road, is parking for one in a covered carport and an attractive courtyard.

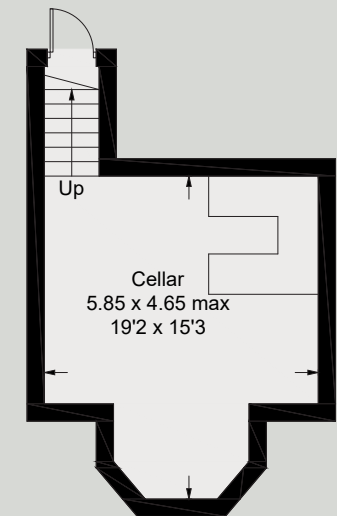
FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 251.1 sq m / 2,703 sq ft
Cellar: 24.2 sq m / 260 sq ft
Store: 19.6 sq m / 211 sq ft
Total: 294.9 sq m / 3,174 sq ft

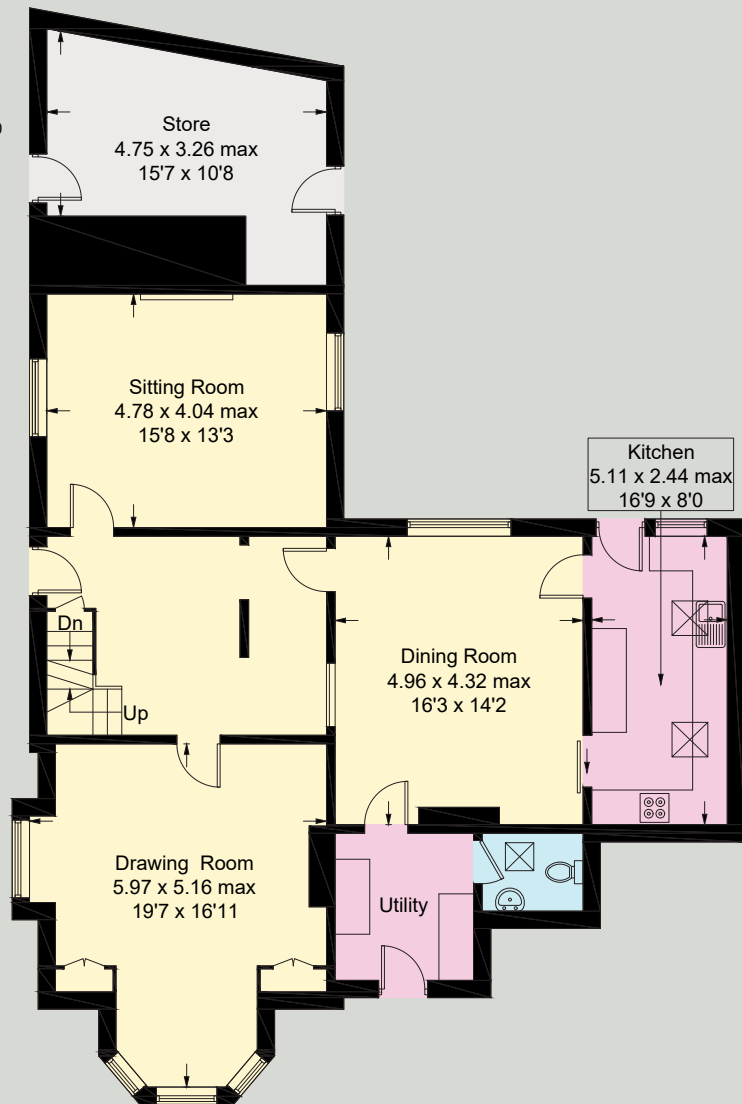
 = Reduced headroom below 1.5m / 5'0"

 Car Port
4.32 x 2.60
14'2 x 8'6

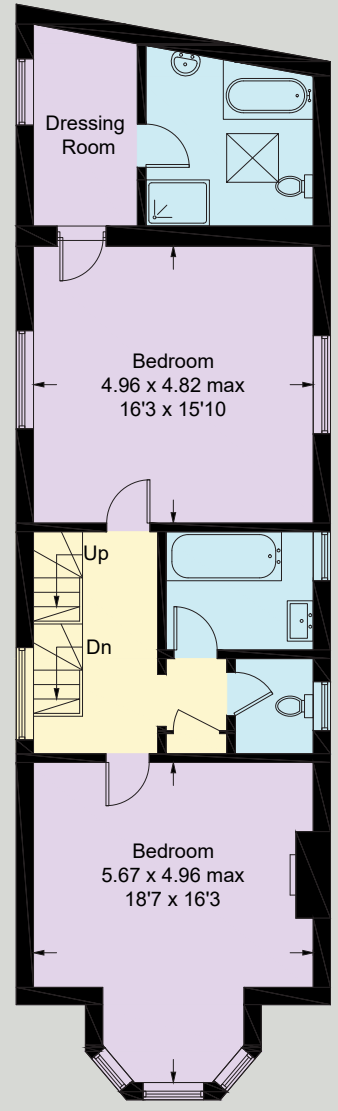
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Location / Orientation)



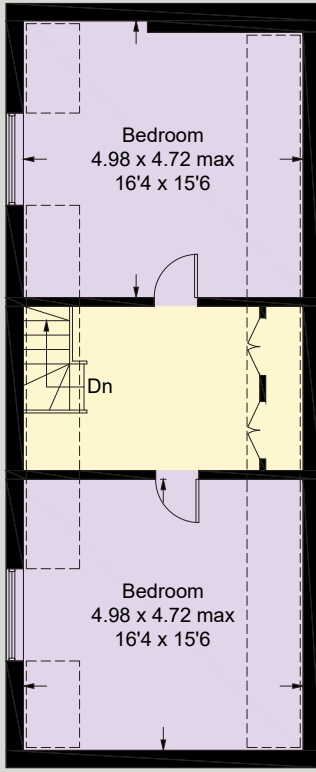
Cellar



Ground Floor



First Floor



Second Floor



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:**
Mains gas, electricity, water and drainage
- Tenure:**
Freehold
- Local Authority:**
Stroud District Council
- Council Tax Band:**
F
- EPC:**
E
- Postcode:**
GL5 2LF
- What3words:**
/// satellite.committed.pairings
- Guide Price**
£895,000
- Viewings:**
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



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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: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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