






ROCK HOUSE

West End, Wickwar, Wotton-under-Edge, Gloucestershire, GL12 8LB



A BEAUTIFULLY RESTORED AND UNLISTED PERIOD HOME IN A TRANQUIL EDGE-OF-VILLAGE SETTING

Complete with an immaculate annex, a range of useful outbuildings and glorious landscaped grounds of 1.62 acres.

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Services: Mains electricity and water, Oil heating, private drainage
Local Authority: South Gloucestershire County Council
Council Tax Band: G
Tenure: Freehold
Guide Price: £1,675,000

THE PROPERTY

Rock House is a stunning mid-Victorian unlisted country home with grounds and gardens that wrap around from all sides. It has benefited from a comprehensive refurbishment boasting glorious period charm and proportions throughout. Discreetly nestled on a peaceful lane on the edge of the historic village of Wickwar, this exceptional home boasts a high degree of natural light and ample storage. With superb access to Bristol, Bath and Cheltenham, it offers a rare combination of rural seclusion and urban connectivity. Dating from 1861 and displaying a balanced, symmetrical façade, the principal residence extends to over 3,300 sq ft and is presented in pristine condition throughout. Its grand hallway, with a striking Bristol Blue Glass window, sets the tone for the home’s timeless elegance. Reception rooms include a formal drawing room, library/dining room, and a more relaxed snug, all complemented by a bespoke Neptune kitchen centred around an oil-fired Aga, with granite surfaces, original flagstone flooring and plenty of storage. The first floor offers five bedrooms from a spacious hallway, all of which offer a superb outlook over the private gardens and beyond. There are built-in wardrobes in four of the bedrooms, en suite shower room in the the guest suite and the principal suite features an exceptional dressing room and luxurious ensuite bathroom. The annex offers an open-plan kitchen and living space with a flame gas fire. Quartz work surfaces and built-in storage cabinets compliment the gas oven and hob. The double bedroom includes built-in wardrobes and offers views over the walled garden, extending to the cotswold escarpment and surrounding farmland. Additionally, there is a second bedroom, serviced by a bathroom with shower room. Underfloor heating and air conditioning is installed throughout, ensuring comfort year-round.

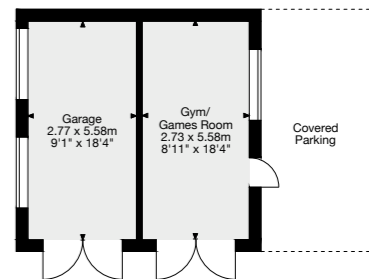
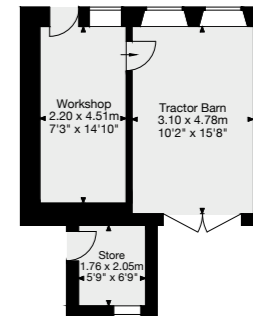
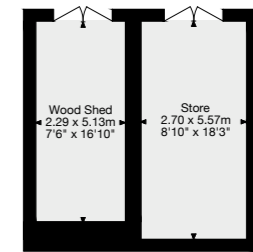
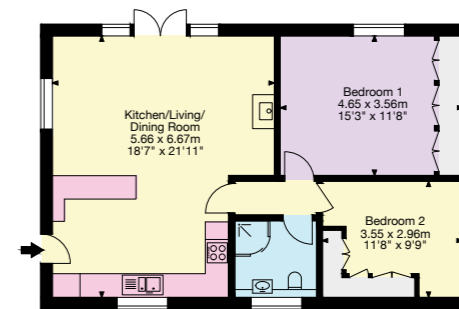
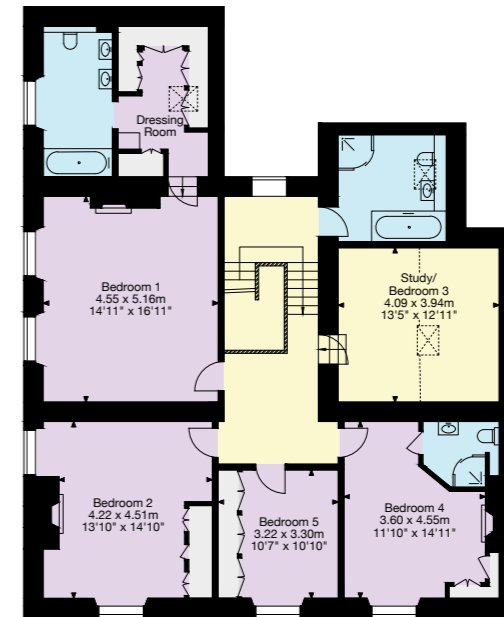
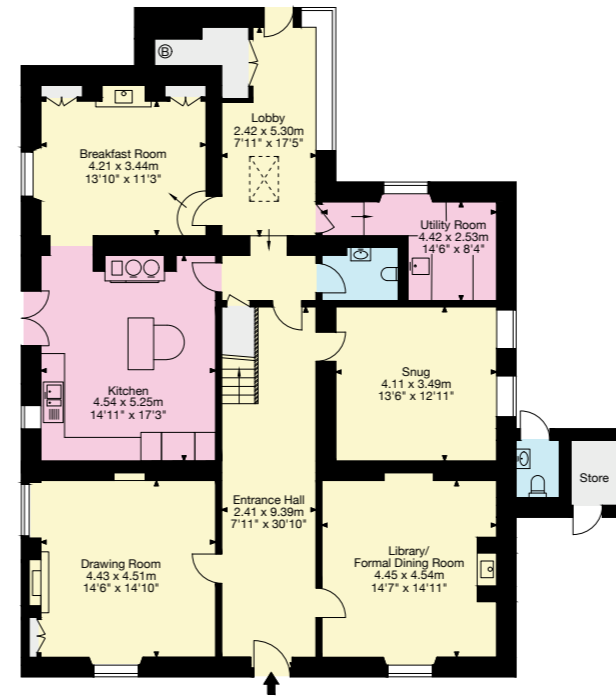
OUTBUILDINGS

There are a variety of outbuildings adjacent to the main house which include a wood shed, store, covered parking, garage and a gym/games room, as well as a stone barn which is currently used as a workshop and tractor barn. There are further outbuildings including a greenhouse and potting shed.



THE GROUNDS

The walled gardens wrap around the house, boasting large areas of level lawns, mixture of colourful flowering borders and fruit trees that include fig, plum, apple and pear. There is a small Victorian seating lodge tucked in one corner and a mature rose garden with well-established herb beds next to a private dining terrace.



Approximate Gross Internal Area
 Main House = 308 sq m / 3,315 sq ft
 The Cottage = 69 sq m / 742 sq ft
 Garage = 15 sq m / 161 sq ft
 Outbuildings = 98 sq m / 1,054 sq ft
 Total Area = 490 sq m / 5,272 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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