



Brook House
Woolstone | Cheltenham | Gloucestershire | GL52 9RG

FINE & COUNTRY

BROOK HOUSE

A quintessential Cotswold residence with a separate thatched cottage and circa 4 acres of private grounds.

Brook House is a residence of rare distinction, combining timeless Cotswold architecture with the grace and tranquillity of a true country estate. Built in handsome stone and enriched with heritage detailing, the main house exudes character and authenticity, offering elegant accommodation that blends period charm with modern comfort. Mullioned windows, exposed beams and striking timber-framed elevations tell a story of history, while sensitively curated interiors provide a refined setting for contemporary living.

Within the grounds lies a remarkable thatched barn — a striking feature of the estate and a testament to traditional craftsmanship. With its black-and-white timber framing and sweeping thatched roof, the barn offers versatility and potential, whether envisioned as a leisure retreat, an inspiring studio, or ancillary accommodation. Its presence enhances the estate's authenticity and deepens its connection to the heritage of the Cotswolds.



The estate is set in approximately four acres of gardens and grounds, providing an enviable sense of seclusion and space. Mature trees, dry-stone walls, and sweeping lawns frame the property beautifully, creating a private haven where the seasons can be enjoyed in complete tranquillity.

Key Features

- Five bedrooms
- Three bathrooms
- Four reception rooms
- Detached thatched cottage
- Outbuildings
- Circa 4 acres including garden, patios, paddock, orchard, and woodlands
- Secluded countryside setting yet close to amenities
- Vacant possession



Ground Floor

Kitchen / Breakfast Room

Step into this stunning country kitchen where traditional elegance meets modern convenience, with a new statement electric Aga cooker, premium built-in appliances, and bespoke cabinetry set beneath gleaming quartz worktops, bathed in natural light from double aspect windows. The kitchen is connected to a cleverly designed pantry, complete with extra refrigeration and an ideal prep room. The kitchen/diner area also features a stylish built-in bar in elegant grey with a wine fridge, glass shelving, and integrated lighting, creating a perfect space for entertaining and displaying your favourite spirits and glassware.

Dining Room

The characterful dining room features exposed beams, a large stone fireplace with a wood-burning stove, and space for a generous farmhouse-style table, built-in wine rack, and whisky cupboard, perfect for family gatherings and entertaining.

Sitting Room

This inviting sitting room combines rustic charm and comfort, featuring exposed beams, a large stone fireplace with a wood-burning stove, and a characterful flagstone floor.

Drawing Room

This elegant drawing room offers a refined yet welcoming atmosphere with a feature stone fireplace and wood-burning stove, exposed beams, and stone mullion windows. Leading off the drawing room is a delightful garden room, filled with natural light from floor-to-ceiling windows and doors that open directly onto the patio and lawn area with beautiful views of the garden and woodlands.







Seller Insight

“Returning to Brook House in 2021 wasn't just about moving home - it was coming full circle. I was raised here with my sisters, and even after moving away for work, Gloucestershire remained my anchor. When my mum decided it was time for her to downsize, it felt only natural for my wife, son, and I to return. Mum moved next door, and we began a new chapter, eventually purchasing the home and lovingly restoring it for our growing family.

There's something special about Brook House that transcends its four walls. For our family, it's been the epicentre of countless memories - from hosting Christmases for 40 guests to summer BBQs with bouncy castles and crazy golf. The top terrace, bathed in sun all day, has been the perfect setting for garden parties and relaxed evenings. Our favourite winter retreat is the snug, warmed by one of the home's four log burners - pure comfort in colder months.

The house itself has evolved beautifully. In 2024, we fully renovated it from top to bottom - new floors, underfloor heating, rewired electrics, and upgraded plumbing. The kitchen, once a cheese-making room, is now a modern heart-of-the-home complete with quartz worktops, a breakfast bar, and hidden pantry. We also added a bespoke bar and a high-spec utility to match. It's where life happens - cooking, chatting, and gathering.

Upstairs, the main suite is a private haven, almost a separate wing, with its own oak-inlaid dressing room, luxurious emerald-and-gold en-suite, and peaceful garden views. Each bedroom has its own charm, from our son's cosy nursery to bright, freshly decorated guest rooms with unique design touches. The family bathroom, inspired by a spa, invites long soaks under a skylight with views of the stars.

Beyond the interiors, the barn - the oldest building in the village - is a standout. Once a medieval forge, we restored it with underfloor heating and a new thatch roof. It now serves as an annexe or event space, complete with a kitchen, living area, and bedroom in the old hayloft. It's where we've hosted everything from intimate dinners to full-blown Christmas feasts.

Brook House supports every aspect of our lifestyle. The old farmyard offers practical space - from our gym in one of the workshops to ample off-road parking for work vehicles. The tiered garden, with its orchard, old well, and raised kitchen beds, feels like an extension of the home. Tirlle Brook runs along the edge — the same place I used to “fish” as a child.

The community here in Woolstone is tightly knit, enriched by nearby villages like Gotherington and Bishops Cleeve. From toddler groups to local farm shops, it's a peaceful place full of character - where neighbours wave, and traditions endure. To anyone lucky enough to call Brook House home next: just enjoy it. This house was made for living, loving, and gathering. It's more than a home - it's a legacy.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

Principal Bedroom Suite

The principal suite provides a luxurious private retreat, with a generously proportioned bedroom featuring a log burner and picturesque garden views. A stylish dressing area leads to the indulgent ensuite, complete with a walk-in rainfall shower and contemporary tiling.

Additional Bedrooms

There are four further double bedrooms, each individually styled to showcase its own character. One benefits from an ensuite shower room, while all enjoy charming mullion windows and views across the gardens, woodlands, or open fields. Distinctive features such as sloped ceilings add further character to these beautifully presented rooms.

Family Bathroom

The beautifully appointed family bathroom features a striking freestanding roll-top bath and a spacious walk-in rainfall shower. Contemporary finishes are enhanced by chic tiling and elegant gold accents, creating a refined and modern space for relaxation.











Thatched Cottage

A truly exceptional feature, the converted thatched barn offers vaulted ceilings, exposed timber beams, and stunning open space perfect for:

- Potential ancillary accommodation
- A home gym, yoga studio, cinema room, or party barn

With its own access, kitchenette, bedroom, and bathroom, it's a space that inspires imagination and is ready for entertaining.





Step Outside

Set within approximately four acres, the grounds are as impressive as the interiors, featuring:

- Manicured lawns and mature hedgerows
 - A charming stone well and pergola seating area
 - South-facing terrace perfect for summer dining
 - Secluded children's play areas and paddocks ideal for equestrian use or rewilding
 - Parking for multiple vehicles
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LOCATION

Set within the Cotswolds Area of Outstanding Natural Beauty, Woolstone is a delightful hamlet offering the perfect blend of rural charm and modern convenience. Surrounded by rolling hills, golden stone cottages, and sweeping countryside views, it provides a truly peaceful retreat while remaining close to excellent amenities and transport links.

Just a few miles to the south lies the elegant Regency town of Cheltenham, renowned for its cultural festivals, fine dining, boutique shopping, and highly regarded schools. To the north, the historic market town of Winchcombe offers day-to-day amenities, with independent shops, a supermarket, welcoming pubs, and a thriving local community.

The surrounding countryside invites exploration, with endless opportunities for walking, cycling, and horse riding along scenic trails and bridleways. Nearby villages such as Guiting Power, Stanway, and Snowhill showcase the timeless beauty of the Cotswolds, each with its own historic character and charming country inns.

Despite its tranquil setting, Woolstone is superbly connected. The M5 motorway is easily accessible, providing swift routes north to Birmingham and south to Bristol and the West Country. For commuters, Cheltenham Spa railway station offers direct services to London and other major cities, making Woolstone an ideal base for both work and leisure.

At its heart, Woolstone remains a small and welcoming community with a distinct rural character—offering the rare opportunity to enjoy the peace of the countryside without sacrificing convenience. Whether as a permanent home or a weekend retreat, Woolstone embodies the very best of Cotswold living.

Approximate Distances:

- Winchcombe 2 miles
- Cheltenham 7 miles
- Broadway 10 miles
- M5 junction 9 (north & south) 9 miles
- Stow-on-the-Wold 15 miles
- Cirencester 28 miles
- Oxford 45 miles
- London 100 miles

Directions:- [what3words](#) [///pounding.eaten.twit](#)





Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band H – Tewkesbury Borough Council. Thatched cottage – Band E

Property Construction – Property Construction – Standard - Cotswold stone, brick, rendered & tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas

Broadband – Ultrafast Broadband connection available, we advise you to check with your provider.

Mobile signal/coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars. Driveway parking for 4+ cars.

Special Notes – From Title Deeds: There is a restrictive covenant that nothing can be built on the woodland area (eastern area of the garden) or storage of any caravan on wheels.

Footpath located along the eastern boundary. It runs immediately inside the boundary but is fully fenced off with a quality stock fence that was installed approximately 5 years ago and is in very good condition. There is a footpath also running outside of the boundary on the southern side.

There is a water pipe running across the brook at the bottom of the garden, very occasionally Severn Trent Water visit to check it, although recent upgrades, anti-climb devices and maintenance were completed last year.

Viewing Arrangements – Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 – kathryn.anderson@fineandcountry.com.

Website – For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>





EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 05.09.2025

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service.



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“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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