



Rye Piece House
Hidcote Road | Ebrington | Chipping Campden | Gloucestershire | GL55 6NA

FINE & COUNTRY

RYE PIECE HOUSE

An exceptional Cotswold residence offering classic charm with modern living. Within the grounds sits a delightful self-contained annexe, and the rare luxury of a stylish indoor swimming pool - all set within idyllic countryside on the edge of one of the Cotswolds' most picturesque villages.



The Property

Approached by a long private drive, Rye Piece House sits gracefully within its grounds, a serene garden with vibrant lavender bushes stretches toward rolling fields and distant trees surrounded by a sweeping lawn, mature planting and uninterrupted views across Chipping Campden and the countryside.

Step Inside

The main residence is both spacious and welcoming, with four elegant reception rooms, including two charming sitting rooms and a formal dining room leading from the kitchen. One sitting room features a wood-burning stove, the other an open fireplace — each enjoying delightful views across the gardens. At the heart of the home lies the open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining. Contemporary in finish, it boasts a central island with breakfast bar, sleek granite worktops and a classic Everhot. Bathed in natural light from multiple windows and enhanced by a vaulted ceiling with exposed beams, this impressive room frames the gardens and far-reaching views beyond — truly the heart of the home.

Leading to the first floor, the principal suite is a true retreat — a large, light-filled bedroom complemented by a bespoke dressing room with extensive storage and a beautifully appointed ensuite bathroom. From the dressing room, a further versatile space opens, ideal as a private office, additional bathroom or relaxation room. This serene sanctuary is enhanced by dual-aspect windows, framing tranquil views across the gardens and rolling countryside beyond.

There are three further double bedrooms, each finished with a thoughtful eye for detail. One benefits from its own ensuite shower room, while the others are served by a luxurious family bathroom featuring a walk-in shower, vanity unit, and high-quality finishes. Together, these rooms provide comfort and flexibility for family and guests alike.





Key Features

- Four reception rooms
- Four bedrooms with principal bedroom en-suite, shower room, dressing room & study, guest room en-suite, two further bedrooms
- Detached one-bedroom self-contained annexe
- Indoor heated swimming pool
- Detached garage & generous parking
- Long sweeping drive
- Delightful, landscaped gardens with far-reaching views
- No onward chain





Seller Insight

“ When we first arrived at Rye Piece House, it was the views that stopped us in our tracks - the sweep of the valley below, the distant view of Broadway Tower, and a stillness that seemed to wrap itself around both house and garden.

Mornings often begin with a swim, no matter the season. In summer, sunlight shines on the water; in winter, mist hangs in the valley while deer graze in the fields. Inside, the home is generous with its light. The kitchen and breakfast room basks in sunshine all day, while in colder months the lounge's open fire and the snug's wood burner offer warmth and comfort.

Approaching along our 250-yard gated drive feels like entering a private world. The recent opening between kitchen and dining room has made entertaining effortless, the flow inviting guests to linger, with a log fire in sight from the kitchen. Every room has been carefully renovated, making the home as functional as it is beautiful.

For us, convenience has been another quiet luxury. We can step out for spectacular walks straight from the door or head into Chipping Campden for everyday essentials. The award-winning Ebrington Arms is just a five-minute stroll away - a rare treat to have such a pub within walking distance.

The beautiful garden faces south and gifts us both sunrise and sunsets, with skies that transform from gold to violet. Our west-facing gazebo is where we've toasted many evenings with a glass of wine, the light fading across the fields.

Over the years, Rye Piece House has welcomed friends from near and far. The separate cottage offers privacy for longer stays, while guest rooms in the main house, each with its own bathroom, make visitors feel at home. With parking for eight or more cars, hosting has never been a challenge.

Though our nearest neighbours aren't right next door, village life is close and vibrant - from the farm shop and licensed café to the cricket club and seasonal events. Chipping Campden, just two miles away, offers excellent schools, churches, a theatre, and the start of the Cotswold Way. If I could give one piece of advice to the next owner, it would be this: sit back, let the silence wash over you, and take in the magic of these Cotswolds surroundings.*

* 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.









Step Outside

The detached annexe offers complete independence, with its own sitting room, kitchen, cloakroom, bedroom and bathroom. Perfectly suited for visiting family, multi-generational living or private guest accommodation, it provides comfort and privacy whilst remaining effortlessly connected to the main house.

At the far end of the gardens lies one of the property's most enviable features – a superb indoor swimming pool complex. Designed for year-round enjoyment, it creates a private haven of leisure and wellbeing, set within the most tranquil of surroundings.

The Gardens and Grounds

The gardens are as captivating as the house itself. A sweeping terrace provides the perfect setting for outdoor dining and entertaining, while the manicured lawns lead to a charming summer house. With uninterrupted vistas over open fields, this is a home where the outdoors is an ever-changing canvas.















LOCATION

Rye Piece House is set on the edge of the delightful North Cotswold village of Ebrington, perfectly positioned between Chipping Campden to the west and Shipston-on-Stour to the east. The village itself is rich in charm and community spirit, with a parish church and the award-winning Ebrington Arms public house. It also falls within the catchment of the highly respected Chipping Campden School.

For everyday needs, both Chipping Campden and Shipston-on-Stour are close at hand, while Stratford-upon-Avon offers a broader choice of shopping, leisure and cultural amenities. Excellent transport links include the M40 (J15) just 18 miles to the north, providing swift access to the Midlands and beyond. Rail connections from Moreton-in-Marsh reach London Paddington in around 92 minutes, making this a wonderfully well-connected rural retreat.



MAIN HOUSE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	54 E
21-38	F		
1-20	G		

Services, Utilities and Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Cotswold District Council

EPC Rating: E / Annex C

Property Construction: Standard (brick and tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage and Sewerage - Septic tank and sewerage treatment plant

Heating: Oil-fired central heating

Broadband: Full fibre FTTH/FTTP - please check with your local supplier

Mobile Signal/Coverage - 4G and some 5G coverage - please check with your local supplier

Parking: Driveway parking for 8+ vehicles

Additional Information: For details on the covenant - please speak with the agent.

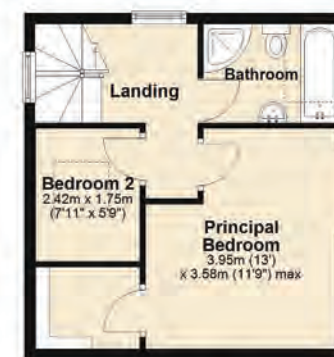
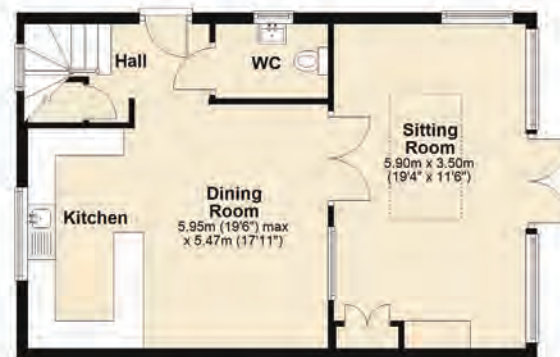
Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619919 - kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>

ANNEXE



Total area: approx. 195.8 sq. metres (2108.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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







KATHRYN ANDERSON
PARTNER AGENT

Fine & Country Cotswolds and Cheltenham
T: 01608 619919 | Mobile: 07979 648748
email: kathryn.anderson@fineandcountry.com

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.

Fine & Country Cotswolds and Cirencester
Tel: 01608 619919 | 07979 648748
kathryn.anderson@fineandcountry.com
2 A P Ellis Road, Upper Rissington, Cheltenham GL54 2QB

