



THE DOWER HOUSE
BARNESLEY, GLOUCESTERSHIRE



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A BEAUTIFULLY PRESENTED GRADE II LISTED 5 BEDROOM TRADITIONAL COTSWOLD VILLAGE HOUSE WITH RURAL VIEWS AND DELIGHTFUL SOUTH-WEST FACING GARDENS. IN ALL ABOUT 0.925 ACRES.

Ground Floor: Reception Hall • Drawing Room • Dining Room • Sitting Room
Study • Kitchen/ Breakfast Room • Utility Room • Pantry • Cloakroom

First Floor: Master Bedroom with En Suite Bathroom • Three Further Bedrooms
Family Bathroom • Bedroom with En Suite Bathroom.

Outside: Detached Double Garage with Office/Studio above • Driveway • Extensive Lawned and Woodland Gardens
Summer House • Storage Shed

In all about 0.925 acres

Cirencester 4 miles, Swindon 16 miles, Cheltenham 20 miles, Oxford 28 miles
Kemble Station 14 miles (London Paddington approximately 69 minutes)
M4 J 15 21 miles, M5 J11a 18 miles
(Distances & times approximate)

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40 St James's Place,
London, SW1A 1NS
T 0207 839 0888
E enquiries@tlo.co.uk
www.tlo.co.uk



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43-45 Castle Street, Cirencester,
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T 01285 883740
E sam@butlersherborn.co.uk
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DESCRIPTION

The Dower House is a delightful property on the edge of the village that backs onto the grounds of Barnsley Park. Thought to date back to 1780, it has been extended over the years to provide a light and spacious family home with a sociable layout and generous storage throughout. It retains many period details including stone mullions, window seats and shutters, exposed beams, and a most attractive stone chamfered doorway with a semi-circular stone hood above. It was renovated to an exemplary standard in the early 2000's and has been further improved and immaculately maintained by the current owners. Of particular note are the exquisite traditional gardens. Fully enclosed by Cotswold stone walls and carefully illuminated, they provide an idyllic haven for children and pets and a wonderful backdrop for entertaining.

ACCOMMODATION

Ground Floor

The entrance is adjacent to the driveway with a spacious hall which has a door to the study, with built in storage, and steps down to a broad corridor that spans the depth of the house. The drawing room is well proportioned with an open fireplace with a stone surround and a view of the formal garden, accessed via a part-glazed stable door. The adjacent dining room also has a view of the garden, with an original glazed display cupboard, window seat and stone fireplace. A door to the kitchen is opposite, ideal for entertaining. The cosy sitting room has a bay window, a stone fireplace and built in shelving. It is adjacent to the sunny rear hall, beyond which is the kitchen/breakfast room. Very much the heart of the home, the kitchen is fitted with a bespoke range of storage units including a large breakfast peninsula, with appliances including a four oven Aga, integrated fridge and freezer, integrated dishwasher, and a boiling/filtered water tap. It is open to the delightful south-east facing breakfast room, which has a fireplace housing an oil-fired coal-effect stove, an inviting window



seat with a view across the field opposite the house, and the original entrance door leading to the road. A door accesses the original timber winder staircase, and a stable door leads to the utility room. This provides further storage space and houses the oil fired boiler and an electric cooker. The laundry room is fitted with a water softener and laundry appliances and there is a large walk in pantry and a door leading to the dining terrace. The cloakroom is off the hallway.

First Floor

Stairs rise from the rear hall to the first floor and five double bedrooms, all with built in wardrobes. A galleried landing leads to a charming part-vaulted bedroom with an en suite bathroom, ideal for guests. The remaining bedrooms are situated off a broad corridor and include a splendid master suite which overlooks the formal garden. It is fitted with bespoke wardrobes and is partly open to an immaculate contemporary bathroom with a stylish freestanding bath and separate walk in shower. Three further double bedrooms share the generous family bathroom, which also has a separate shower. An access hatch leads from the corridor via a fitted ladder to a large boarded loft space.



OUTSIDE

Automatic timber gates open to a gravel driveway with mature trees and recessed spotlights. It sweeps around to a generous parking area with access to the detached double garage, which has both up and over doors and a separate pedestrian entrance. Stairs rise to the first floor and the studio/office space, which is light and sunny with electric radiators and eaves storage. A sheltered dining terrace with a fitted hot-tub is situated between the garage and the rear entrance, adjacent to a pretty area of woodland. A pedestrian doorway to one side leads to the road. The remaining garden lies to the southwest of the house with formal lawns, a sunken garden, clipped hedging, extensive herbaceous borders, mature trees and shrubs, an attractive stone water feature and a corner summer house with power, light and heating. There is also a large timber storage shed secreted by hedging and a charming timber Wendy house. The gardens are exquisite and have featured in the Barnsley Festival for over 30 years.





SITUATION & AMENITIES

The Dower House is in the conservation area on the edge of the unspoilt village of Barnsley, which is set in the heart of the Cotswolds between Cirencester and Bibury on the old road from Cirencester to Oxford. Along with its church, it has an excellent pub, plus a luxury spa hotel (Barnsley House) in what was formerly the home of the renowned gardener, Rosemary Verey, and which continues to maintain her wonderful gardens. The renowned Roman market town of Cirencester is only a few miles away with its range of supermarkets and high street shops, as well as the local artisan arts and craft for which it is renowned. A more extensive range of shopping, recreational and cultural facilities is available in Cheltenham, Oxford, or Swindon.

There is a main line railway station at Kemble with a service to London in about 69 minutes. Alternatively, from Swindon the journey time is just under an hour. The M4 and M5 motorways, are within an easy drive providing access to all parts of the country.

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpath and bridleways with excellent riding. Golf courses are found at Cirencester, Burford and Minchinhampton; racing at Cheltenham, Bath and Stratford-upon-Avon; water sports at the Cotswold Water Park near South Cerney; theatres at Cirencester, Cheltenham and Oxford.

The area is well served by excellent state and independent primary and secondary schools at Hatherop, Meysey Hampton, Fairford Primary, Farmors, Hatherop Castle, St Hughs, Pinewood, Kingshill, the Cheltenham Colleges, and Rendcomb.



SERVICES

Mains water (the stopcock is in the study) and electricity. Oil fired central heating (the boiler is in the utility room, the oil tank is behind the garage). Electric heaters to the studio/office. Private drainage (the septic tank is in a small, fenced area in the field opposite The Dower House). Gigaclear Superfast Broadband. Comprehensive security system including CCTV. Water Softener. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation. The staddle stones and the large stone pots to the right of the sunken lawn are included. All other garden statuary, ornaments, stone tubs and pots are specifically excluded.

TENURE

Freehold

RIGHTS OF WAY

The property has the right to drain water and soil to the septic tank in the field opposite, and the right of access, with due notice, for the maintenance and emptying of the septic tank.

LOCAL AUTHORITY

Cotswold District Council
Trinity Road
Cirencester
GL7 1PX
T: 01285 623000
W: cotswold.gov.uk

COUNCIL TAX

Band H

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL7 5EF)

From Cirencester take the A429 north, after crossing over the A419 continue straight ahead onto the B4425 towards Bibury and Burford. Proceed for about 3 miles and enter the village of Barnsley, passing The Village Pub on the left hand side. The Dower House is the last house on the left hand side in the village but take a narrow left hand turning just before the property and the driveway to The Dower House will be found after a short distance on the right hand side.

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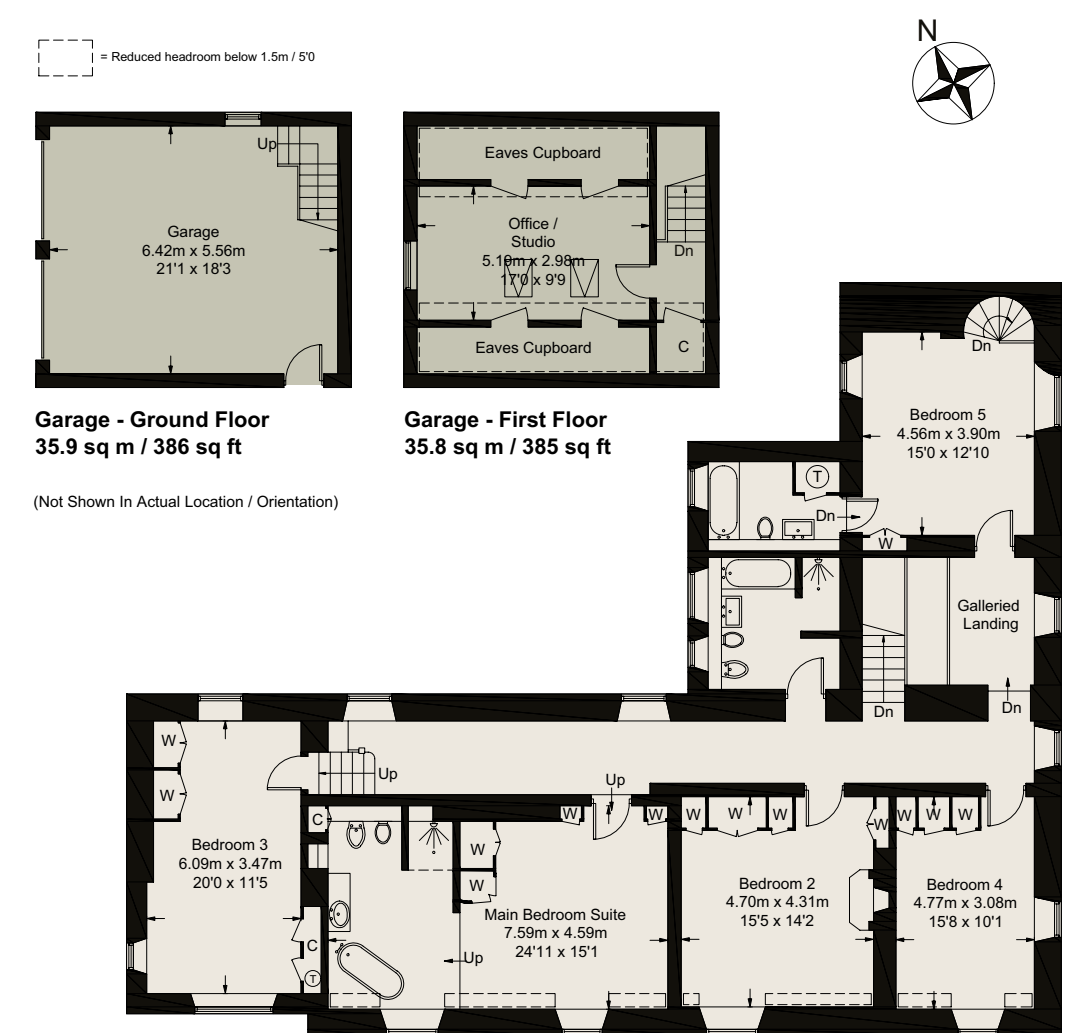


Energy Efficiency Rating	
Current	Potential
40	71

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs



Ground Floor
212.4 sq m / 2286 sq ft



First Floor
180.2 sq m / 1940 sq ft

Approximate Gross Internal Area = 392.6 sq m / 4226 sq ft

Outbuilding = 71.7 sq m / 771 sq ft

Total = 464.3 sq m / 4997 sq ft (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID947303)

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: [Month] 2021. Particulars written: May 2023. Brochure by wordperfectprint.com





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