

THE GLEBE HOUSE

TURKDEAN, GLOUCESTERSHIRE





THE GLEBE HOUSE

TURKDEAN, GLOUCESTERSHIRE

A CLASSIC GRADE II LISTED COTSWOLD COUNTRY HOUSE
IN AN ENCHANTING EDGE OF VILLAGE LOCATION.

Ground Floor: Reception Hall • Drawing Room • Sitting Room • Dining Room
Kitchen Breakfast Room • Utility Boot Room • Cloakroom • Cellar.

First Floor: Main Bedroom and Bathroom Suite • Two Further Bedrooms • Bathroom.

Second Floor: Guest Bedroom Suite with Dressing Room and Bathroom
Bedroom Suite with Shower Room • Two Further Bedrooms • Bathroom.

Outside: Gardens • Rear Terrace • Tennis Court • Paddock
Stone Outbuilding with Potential for Conversion • Second Stone Outbuilding • Grave Driveway.

In all about 2.8 acres.

*Northleach 2 miles, Bourton-on-the-Water 6 miles, Stow-on-the-Wold 8, Burford 10 miles, Cheltenham 10 miles
Cirencester 11 miles, Kingham Railway Station 14 miles (London Paddington)
(All distances are approximate)*

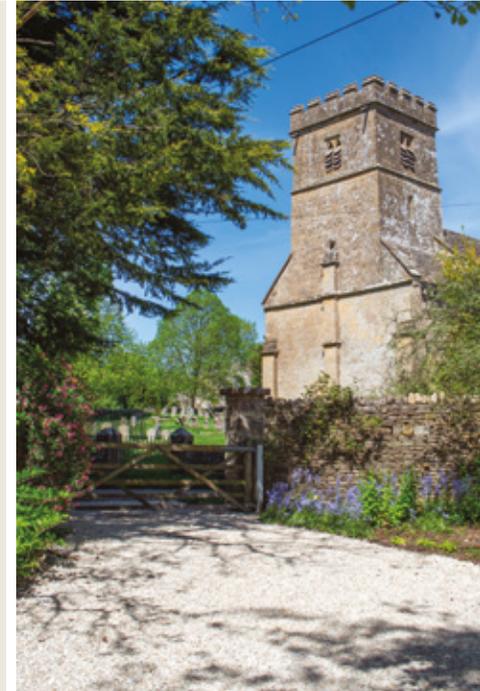
The London Office:

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



Cirencester Office:

43-45 Castle Street, Cirencester,
Gloucestershire, GL7 1QD
T 01285 883740
E elizabeth@butlersherborn.co.uk
www.butlersherborn.co.uk





DESCRIPTION

The Glebe House formerly served as a vicarage originating in part from the late 17th Century before being remodelled and enlarged in 1847 by Thomas Bridges of Cirencester. This very handsome Grade II Listed house with a triple gabled façade occupies a peaceful position in Turkdean next to the church and overlooking its own land and countryside beyond. The spacious accommodation which is arranged over three floors totalling over 5,500 sqft boasts superb proportions and ceiling height and is complimented by original features including sash and Tudor arched windows with shutters, wooden flooring in parts and fireplaces. All the rooms to the front of the house enjoy wonderful views over the south facing gardens and grounds. The current owner has undertaken a sensitive extension, remodelling and renovation programme for a new owner to take over custody of this very special house now more suited to practical family living and formal entertaining. A substantial stone outbuilding with dormer windows, thought to have served originally as a coach house, offers further potential for conversion into ancillary accommodation or garaging. Another charming outbuilding could provide useful storage or has potential for a workspace, subject to any necessary consents.

ACCOMMODATION

A wonderful reception hall with vaulted staircase and fireplace leads to the cloakroom, cellar, and the reception rooms. The drawing room and dining room both have an original open fireplace and arched French doors leading out to the gardens and grounds. A more intimate sitting room, formerly known as the 'Sermon' room is located to the rear of the house with built in shelving and an open fireplace. The dining room, which has an original wooden floor, leads to the new kitchen extension with a vaulted ceiling, exposed beams, and tiled floor. Fully fitted with an Aga and appliances with direct access both to the gardens at the front and sheltered terrace at the rear.



A spacious boot room is adjacent with storage, washing machine and tumble dryer. A door to the outside makes this a very practical space and could serve as additional day to day dining space if required.

An open landing on the first floor leads to the main bedroom suite with a feature fireplace and wonderful views. The adjacent bathroom has the original wooden floor and feature fireplace.

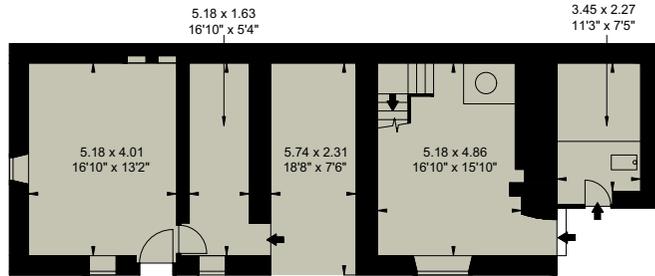


Two further double bedrooms both have large built in cupboards and share a bathroom with a separate cloakroom. The inner landing has further substantial storage.

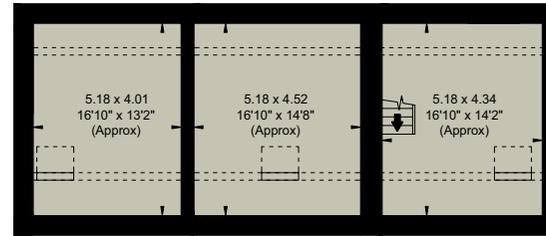
On the second floor the main bedroom suite has a dressing area with built in storage and a bathroom with a feature fireplace. A second large bedroom has a sitting area and feature fireplace. Two further bedrooms and two separate bathrooms make this floor particularly well suited to guest accommodation.







Ground Floor
Outbuildings



First Floor
Outbuildings

Denotes restricted
head height

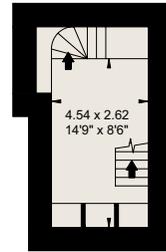


APPROXIMATE GROSS INTERNAL FLOOR AREA:

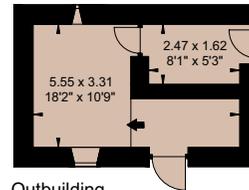
House: 512 sq m (5,512 sq ft)
 Outbuildings: 173 sq m (1,863 sq ft)
 Total: 685 sq m (7,375 sq ft)
 inc. restricted head height

© Cotswold Plans Ltd. 01386 430176
 ma/15797

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 text of the Particulars.

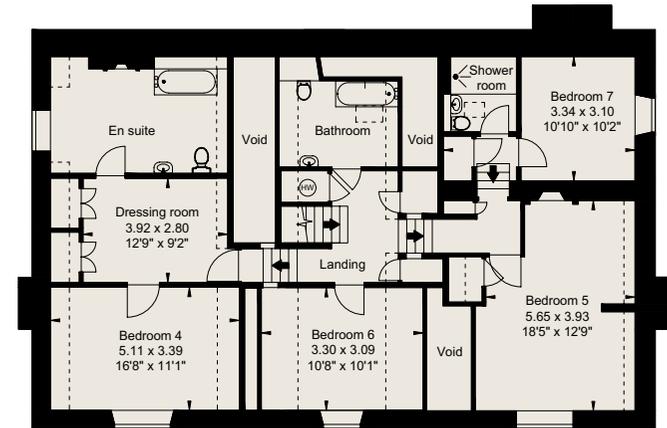


Cellar

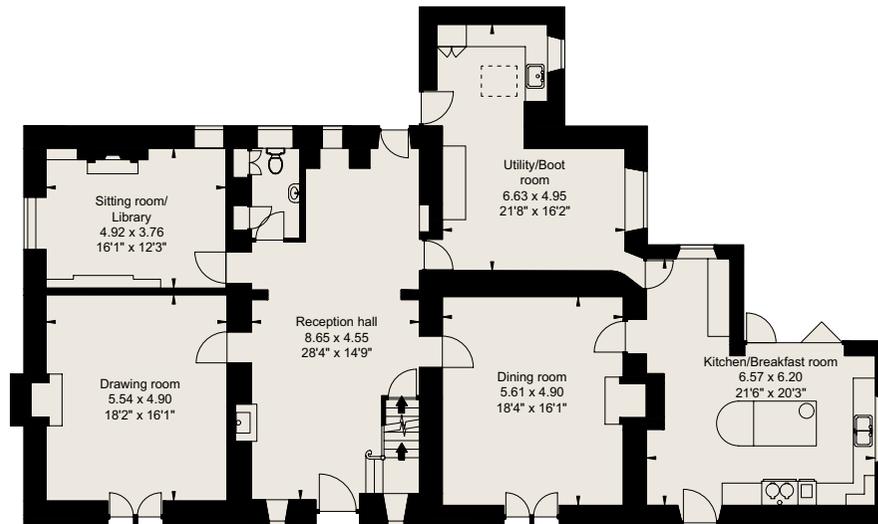


Outbuilding

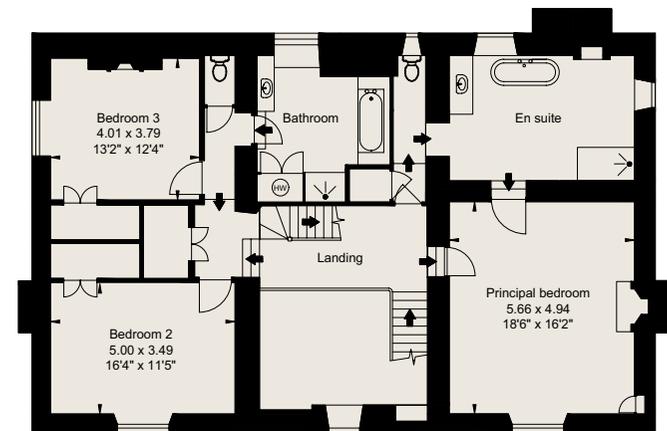
Not shown in
 actual location /
 orientation



Second Floor



Ground Floor



First Floor

OUTSIDE

Tucked away beside the church and approached through a wooden 5-bar gate to ample parking, the house is fronted by a sweeping south facing lawn which adjoins the paddock which provides the most wonderful outlook with mature boundaries. Accessed from the boot room and reception hall is the sheltered rear terrace and walled garden with a door leading to the kitchen garden which now needs restoring. A tennis court is located to the southeast with a lovely view and will need resurfacing. The stone outbuildings are located at the rear of the house.

SITUATION & AMENITIES

Glebe House is situated within the Conservation Area of the village of Turkdean, about 2 miles from Northleach and the A40 which gives access to Oxford (about 30 miles) and then the M40 to London. The small town of Northleach has a number of good shops providing for everyday needs including a chemist, Post office, wine bar, coffee shop, grocers, bakers, butchers and two renowned pubs The Sherborne Arms and The Wheatsheaf. The larger market towns of Bourton-on-the-Water (6 miles), Stow-on-the-Wold (8 miles), Burford (10 miles) and Cirencester (11 miles) provide for more extensive shopping and recreation facilities. Cheltenham is about 10 miles, giving easy access to the M5 (about 13 miles) with excellent communications to Birmingham and the southwest.

There is very good access to London via rail with a mainline station at Kingham (about 14 miles) providing regular services to London Paddington. The surrounding area provides delightful walking and riding in some of the most beautiful countryside in the Cotswolds.

Schools in the area include Beaudesert Park, Kitebrook, Pinewood, St Hugh's, The Dragon, Summer Fields, Marlborough College, Cheltenham College and Cheltenham Ladies College, Radley College, Tudor Hall as well as many others



SERVICES

Mains water and electricity. Private drainage to a septic tank. Oil fired central heating (boiler in the outside shed). Underfloor heating in the kitchen and boot room. There is broadband in the village. No tests to the suitability of services have been carried out. 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, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



View

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

VIEWINGS

Strictly by appointment. Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E elizabeth@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL54 3NU)

From Cirencester take the A429 (Fosse Way) northbound passing the village of Northleach. Continue straight over the roundabout crossing the A40 and take the first left hand turning signposted 'Turkdean 1½ and Notgrove 3½'. Follow the lane for about 1.3 miles into the village of Turkdean. Take the second driveway on the right, with the Church on the left, and continue straight. The gate for Glebe House will be located on the right hand side.

What3words: [///drivers.young.assurance](https://www.what3words.com/#!/drivers.young.assurance)



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: May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





Butler 
Sherborn