

# Thousand Acres, Wotton-under-Edge, Gloucestershire

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A well-balanced and presented country house with converted coach house sitting at the head of a long drive with distant views.

## Summary of accommodation

### Main House

Reception hall | Drawing room | Dining room | Library/study  
Kitchen/breakfast/family room | Garden room | Cloak room  
Wine store | Utility | Study  
Swimming pool with Hot tub and Sauna  
Cinema room | Games room  
Ground floor bedroom and bathroom

Principal bedroom suite | Two additional bedroom suites  
Three further bedrooms | Two further bathrooms

### The Coach House

Hall | Dining room | Kitchen | Garden room | Sitting room  
Utility | WC | Two bedroom suites

### Outbuildings

Orangery | Barn | Stable | Garage

### Garden and Grounds

Driveway | Lawned gardens | Seating areas | Walled garden  
Ornamental pond | Tennis court

**In all about 9.32 acres**

**For Sale Freehold**



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## Situation

Situated in the Cotswold Area of Outstanding Natural Beauty, Bournstream is a small hamlet of houses on the outskirts of the market town of Wotton-Under-Edge. The Wotton farm shop is located about 0.2 miles from the house and has a busy café, deli and an extensive range of local produce. Wotton-under-Edge is a large market town with an extensive array of facilities including several pubs, restaurants, shops and social opportunities. It is well situated to allow access to the M4 & M5 and a range of excellent schools are within easy reach, namely Beaudesert Prep School and the Cheltenham schools.

## Distances

Wotton-under-Edge 0.2 miles  
Tetbury 10 miles  
Bristol 19 miles  
(Distances approximate)



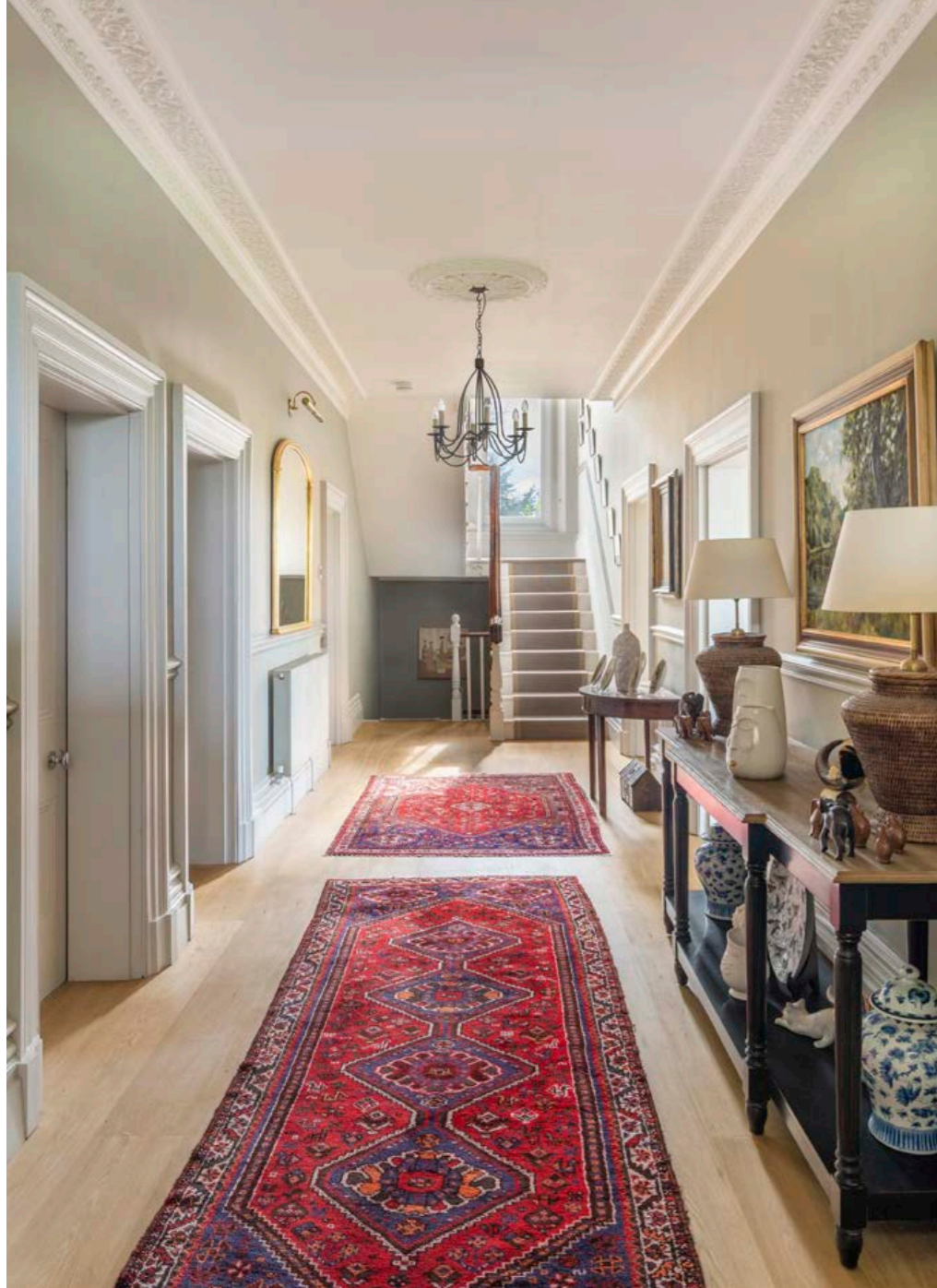
## Thousand Acres

Thousand Acres is a light and well proportioned Victorian house believed to have been built for the local brewing family of Absolom Perrett in about 1873 and was later owned by Dame Joan Evans, president of the Royal Archaeological Institute. The house has been thoroughly renovated by the current owners and is well equipped with excellent secondary accommodation, an indoor swimming pool, tennis court, impressive gardens, outbuildings and a fine distant view to the west.

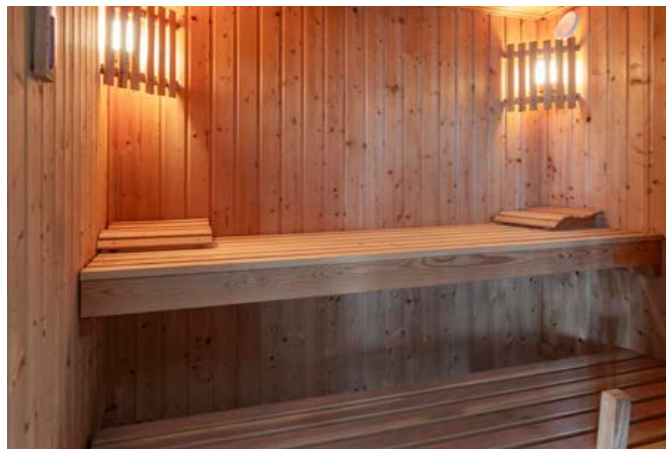
The owners have ensured that the period features have been

retained and restored whilst also setting the house up for modern living with a fully fitted bespoke kitchen/breakfast room, home working spaces and excellent facilities ideal for every day family use or for entertaining on a large scale when required.

The bedroom accommodation is predominantly arranged over the first and second floors with light and spacious rooms. There is also a bedroom and bathroom on the ground floor, ideal for elderly guests.







**Approximate Gross Internal Floor Area**

House: 855 sq m / 9,205 sq ft

Coach House: 174 sq m / 1,874 sq ft

Outbuildings: 271 sq m / 2,918 sq ft

Total: 1,300 sq m / 13,997 sq ft

inc. restricted head height



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 the text of the Particulars.



## Coach House

The Coach House is separate from the main house and has historically been rented out or used for overflow guests. This is a generous space and would be ideal for a dependant relative. It has a fine outlook over the lily pond and walled garden.

## Outside

The house sits well within its 9.5 acres and enjoys complete privacy and stunning views. There are twin tree-lined driveways, both with electric gates leading to the side of the

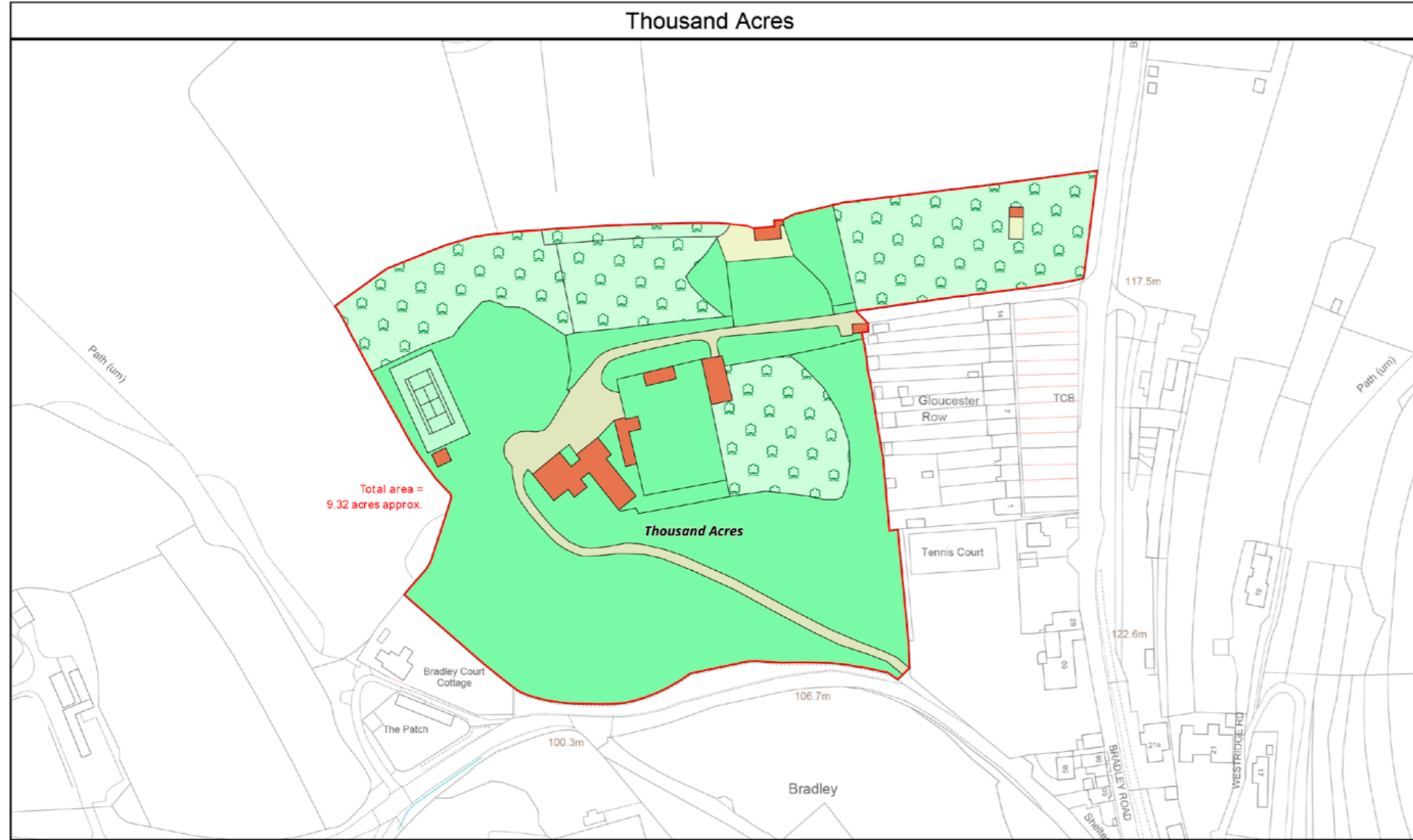
house. The grounds around the house are level and mainly laid to lawn with various seating areas to enjoy the view. The walled garden features a large ornamental pond and an orangery.

The barn has access from the walled garden and vehicular access from the rear. This is used as a outbuildings include a wood store and machine shed as well as stables, a summer house and garage.

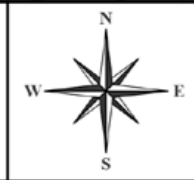








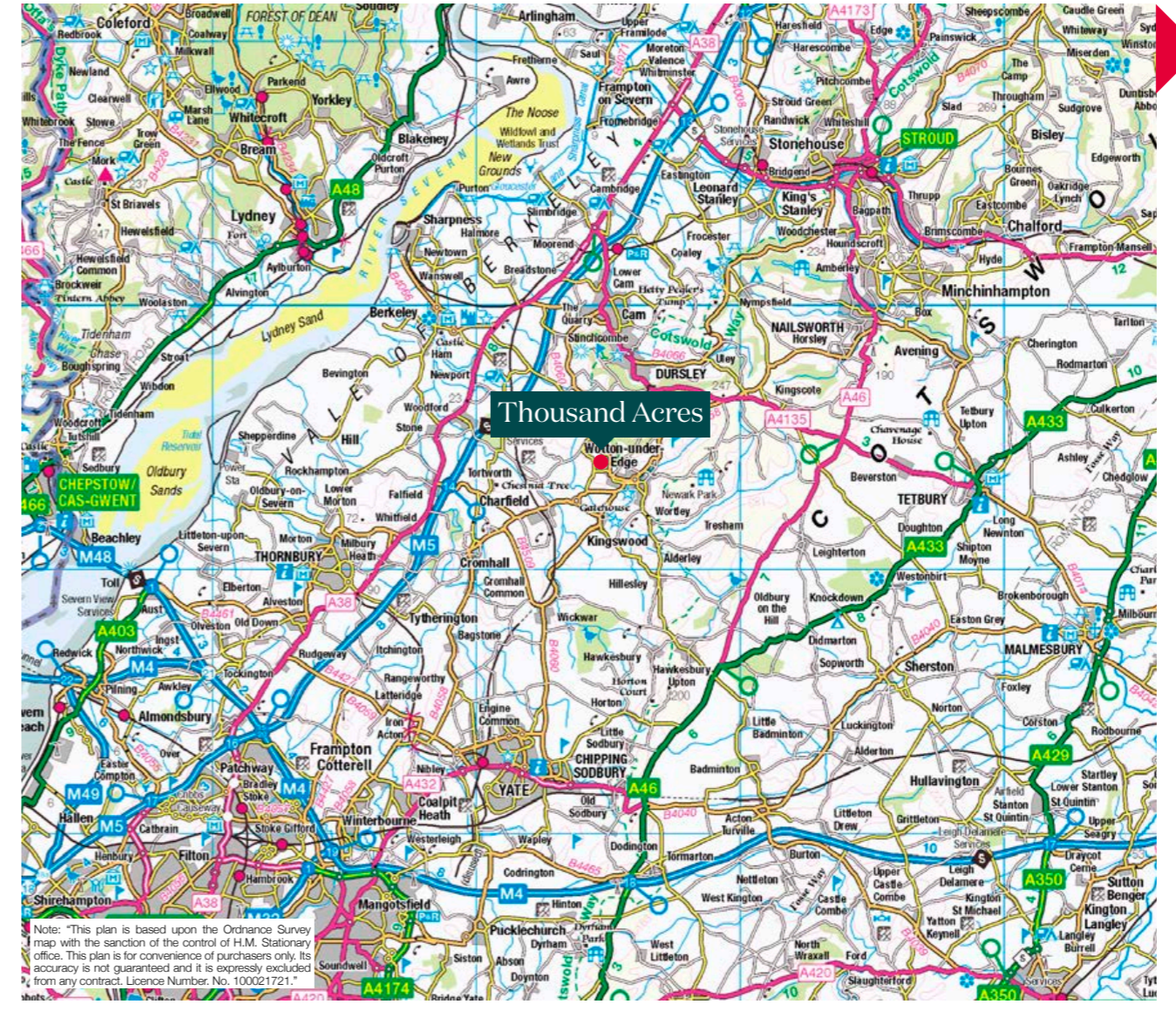
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**Thousand Acres**



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

## Property information

- Tenure: Freehold.
- Services: Mains services with septic tank drainage.
- Local Authority: Stroud District Council
- Council Tax Band: G
- Energy Performance Certificate Rating:  
Main House: D  
The Coach House: D

## Directions

The postcode (GL12 7DY) will take you to the back drive. If you continue on heading into Wootton Under Edge, take the next right and head down the hill and the drive is on the right hand side. Best to follow the What3Words address [///cowboy.flinch.foresight](https://www.what3words.com/#!/en/GB/09/09/09/cowboy.flinch.foresight)

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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