

Westfield House

Minchinhampton, Gloucestershire





A wonderful country house set in exceptional gardens and grounds with far reaching views over Minchinhampton Common

Minchinhampton 0.7 miles, Cirencester 11 miles, Tetbury 6.6 miles
Kemble station 10 miles (London Paddington from 74 minutes), Central London 105 miles
(All distances and times are approximate)


7


4


5

Summary of accommodation

Reception hall | Drawing room | Garden room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility | Downstairs cloakrooms

Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite bathroom | Five further bedrooms | Two family bathrooms


Wonderful landscaped gardens and grounds | Paddock | Heated swimming pool


Garage | Covered carport | Outbuildings


In all approximately 2.63 acres

Situation

Westfield House is prominently located and enviably positioned on Minchinhampton Common, with panoramic views over the Stroud Valleys, and home to freely roaming horse and cattle. Westfield House is within walking distance of Minchinhampton, a delightful market town, with the majority of the architecture dating back to 17th Century. There is a weekly food and crafts market, an array of shops including a specialist butcher, award-winning cheese and dairy shop, chemist, post office, and the recently renovated pub, The Crown. Minchinhampton Golf Course located on the common.

 Nearby, Cirencester, Tetbury, Nailsworth and Stroud have thriving local communities, independent shops and delicatessens.

 Excellent education offering with Beaudesert Park School (1.6 miles), Westonbirt, Cheltenham College, Cheltenham Ladies College, Kings School and Marlborough all within easy reach.

 The area has excellent road and rail links with the A46 and Junction 13 of the M5, and M4 which provide easy access to major cities such as Bath, Bristol, Birmingham, Oxford, London and Heathrow International Airport. Mainline rail services to London Paddington operate from Kemble Station (10 miles) with journey times from 74 minutes.





Westfield House

Westfield House is a superb Arts and Crafts family home dating back to 1905 that enjoys the character of a historic property, combined with the modern amenities required for family living in the country. The accommodation is well-represented and extends to over 5,900 sq ft arranged over two floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off large reception hall, and comprise the triple aspect sitting room, double aspect dining room, and impressive double aspect drawing room with a large fireplace and beautiful barrel-vaulted ceiling. Double doors from the drawing room lead to the garden room which enjoys glorious views and direct access to the gardens and grounds.

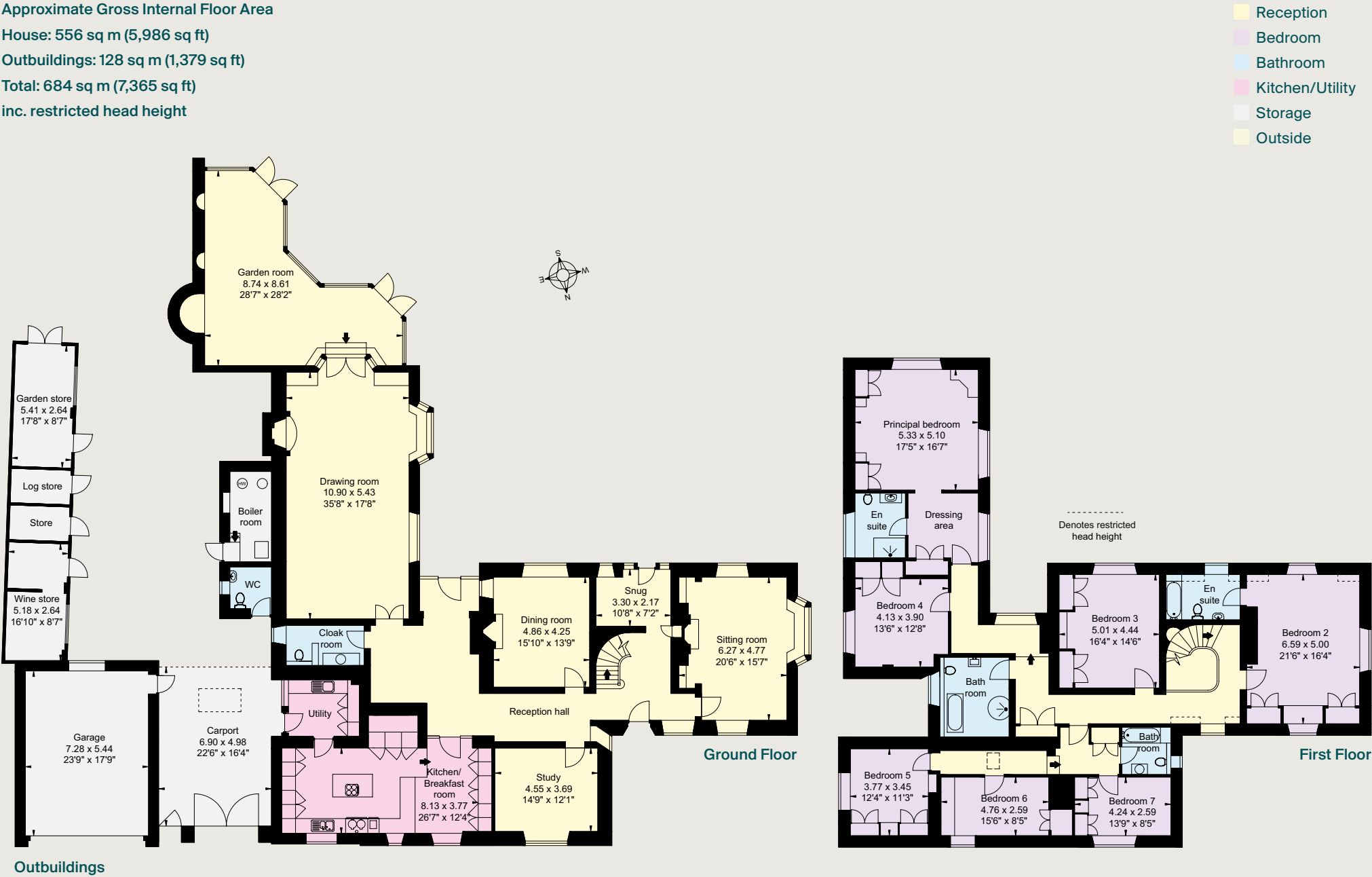
Interesting period features can be found throughout the property including exposed beams, stone mullion windows, and original fireplaces and floorboards. The proportions allow for entertaining on a grand scale.

The large bespoke kitchen/breakfast room is well equipped with a central work island, gas AGA, and fitted Gaggenau appliances. Accessed off the kitchen is the utility room. Also on the ground floor is the snug, study and downstairs cloakrooms.

The property has excellent bedroom accommodation comprising a generous principal bedroom suite with an en suite bathroom and dressing area. There are six further bedrooms, all of a consistently good size, and three bathrooms. All of the rooms have great ceiling heights and are light and bright with large windows overlooking the grounds and common.



Approximate Gross Internal Floor Area
House: 556 sq m (5,986 sq ft)
Outbuildings: 128 sq m (1,379 sq ft)
Total: 684 sq m (7,365 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.

Gardens and grounds

Westfield House is approached through an impressive set of stone gates that open to ample parking, and the house.

The gardens and grounds are an important feature of Westfield House, and form the most delightful and tranquil setting, complementing the house extremely well. Westfield House enjoys stunning, well-maintained gardens and grounds with many established specimen trees, shrub and flower beds, kitchen garden, orchard and magnificent topiary.

The gardens and grounds encircle the property and include a swimming pool, pool house, and rockery. There is also a paved terrace wrapping around the rear of the house, providing excellent settings for al fresco dining.

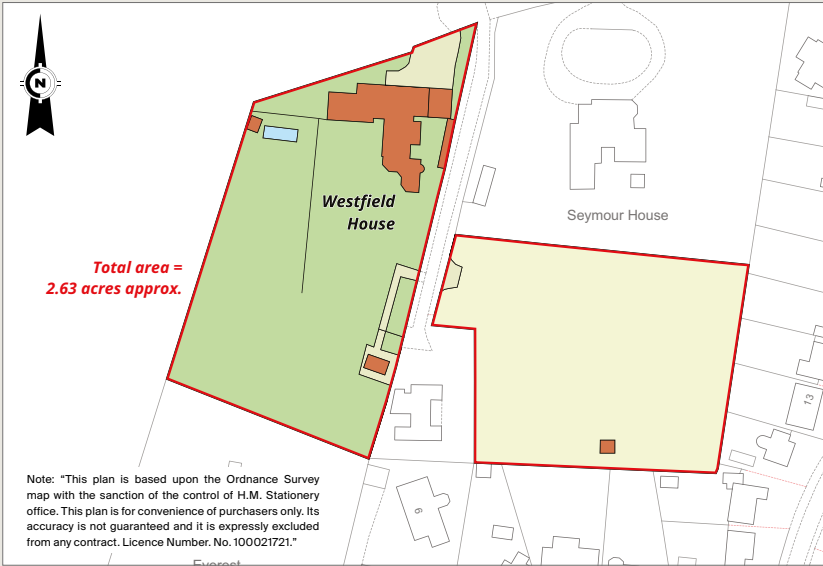




Beyond the immediate gardens is a paddock. There is secondary access leading directly to the grounds.

There is an abundance of useful outbuildings within the grounds of Westfield mainly made up of stores and garaging.

The gardens are enclosed, and privacy is provided by the 2.63 acres in which the property sits.



Property Information

Services
Mains water and electricity, private drainage and gas fired central heating.
Tenure
Freehold
Local Authority
Stroud District Council
01453 766 321
Council Tax
Band H
EPC Rating
D
Directions
Postcode: GL6 9EG
What3words: ///parts.pumps.heartless
Viewings
Viewing is strictly by appointment through Knight Frank.
Guide price
£2,950,000

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