

WOEFULDANE · HAMPTON FIELDS
MINCHINHAMPTON





BEDROOMS: 7

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £2,850,000

- Substantial Family Home
- 7 Bedrooms
- Grounds of circa 6.85 Acres
- Self-contained One Bed Annexe
- Original 17th Century cottage belonging to the Gatcombe Estate with a later Arts & Crafts addition
- Significant Historic Interest
- Noted in Pevsner's Architectural Guide
- Stables
- Tennis Court

A superbly proportioned family home with a wealth of character and an abundance of natural light, comprising a 7-bed principal residence together with a one bed annexe, stabling, outbuildings, tennis court and circa 7 acres of garden and grounds

DESCRIPTION

Woefuldane is a superbly proportioned and beautifully laid out country home with an abundance of natural light and character features throughout. Dating back to the 17th century, the original part of the house is believed to have been a worker's cottage on the Gatcombe Park estate. In 1933 a substantial extension was added by renowned Arts and Crafts architect, Norman Jewson and more recently, the current owners further extended to add a spacious kitchen with bedrooms above. The history of the house is of sufficient interest to merit a mention in Pevsner's Architectural Guides to the British Isles and contains a host of character features including original fireplaces, window seats and leaded mullion windows.

The property opens to a good sized reception hall with ample built-in storage for coats and boots. The ground floor living

area is largely open-plan, lending itself to easy hosting with family and friends. The kitchen is clearly the heart of the home with bespoke oak units providing ample discreet storage and a black Alpha Range for cooking. A large centre island offers plentiful space for food preparation along with bar stool seating and room for several sofas, ideal for children or guests to sit and chat whilst cooking up a feast. A door from the kitchen opens to the south facing garden and a secluded seating area for alfresco dining. The kitchen opens to a large dining room creating a fabulous space for family gatherings and leading open-plan to a second reception/snug. The principal drawing room benefits from a bay window with deep window seats offering the perfect spot to soak up the pretty views over the garden and paddocks.

A rear hall provides access to a large laundry room, walk-in pantry,

cloakroom/boot room and a games room. A good-sized full-height cellar is used to store wine.

A magnificent stairwell by arts and crafts designer, Peter Waals, leads to seven first floor bedrooms plus two family bathrooms. Three of the bedrooms are located in the original 17th Century part of the house and a further four lead off a huge landing in the newer section. All of the rooms have been thoughtfully laid out to provide comfort alongside plentiful storage, along with wonderful views over the gardens and open countryside. The principal bedroom has a spacious en-suite and magnificent views over the garden and paddocks.

GROUND

The landscaped garden has been beautifully designed with open lawned areas sectioned off from the paddocks and land by a ha-ha wall. A choice of seating areas offer idyllic

alfresco dining overlooking the garden and paddocks with a large secluded terrace to the side of the house framed by a pretty cherry tree. Both the garden and grounds are organic. A hard surface tennis court is located a short walk from the main house. A walled kitchen garden together with a well-stocked fruit garden, offers the opportunity to live the 'good life' and grow your own produce. The grounds extend to circa 6.85 acres, including two paddocks.

ANCILLARY ACCOMODATION AND OUTBUILDINGS

A one bed self-contained annexe, currently used as a home office, is located over the garages, comprising a ground floor shower room and WC plus a first floor open-plan kitchenette/living/bedroom. A triple garage is located beneath the annexe.

A stable block with three stables, tack room, kitchen and feed and log stores, is located in the grounds, together with a separate barn and garden store.



LOCATION

Located on the outskirts of the market town of Minchinhampton and neighbouring the Gatcombe Park Estate, Woefulane is ideally positioned for ease of access to several popular market towns, including Tetbury, Nailsworth and Stroud and also within walking distance of Minchinhampton itself.

Minchinhampton is a quintessential Cotswold market town with excellent amenities including a popular pub, several cafes, village shops and a sought after primary school. Minchinhampton Common offers over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within a five minute drive from Woefulane. There are numerous other schools in the private

sector within easy reach, including Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmers' market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



DIRECTIONS

Leave Minchinhampton via Tetbury Street in the direction of Tetbury. As you leave the town you will cross over a cattle grid; the entrance to Woefulane will be found a short distance after the cattle grid on the right hand side, identified by black iron gates which will automatically open on approach.





MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

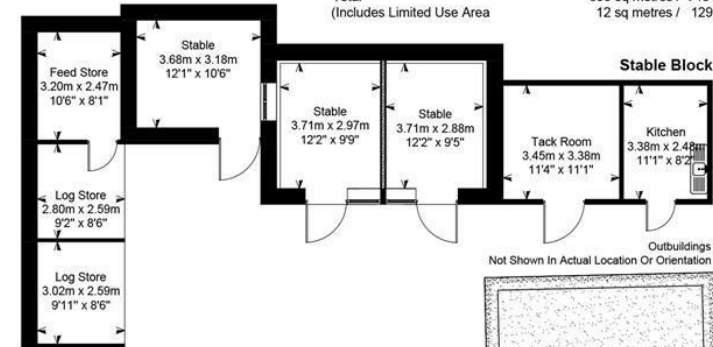
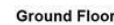
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SERVICES

Mains Electricity, Water and Gas Central Heating, Septic Tank Drainage; Cotswold District Council Tax Band H, £4691.61. Ofcom Checker: Broadband - Standard 5 Mbps, Ultrafast 1000 Mbps; Gigaclear. Mobile – Indoor O2, EE and Vodafone, Outdoor all likely.

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334

House	456 sq metres / 4909 sq feet
Cellar	12 sq metres / 129 sq feet
Garage / Office	113 sq metres / 1216 sq feet
Stable Block	78 sq metres / 840 sq feet
Barn	30 sq metres / 323 sq feet
Garden Store	6 sq metres / 64 sq feet
Total	695 sq metres / 7481 sq feet
(Includes Limited Use Area	12 sq metres / 129 sq feet)



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