

GLEBE HOUSE, SNOWSHILL



DETACHED VILLAGE HOUSE IN ELEVATED POSITION WITH WOODLAND

Broadway 1.5 miles, Moreton-in-Marsh 7 miles (trains to London Paddington from 90 minutes), Stow-on-the-Wold 9 miles, Stratford-upon-Avon and Cheltenham 15 miles.
All distances and times are approximate.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, drainage and electricity with oil-fired central heating.





LOCATION

Snowshill is a quintessential Cotswold village just 2.5 miles south of Broadway. The village is predominantly made up of charming period properties centred around a traditional village pub, the church and the National Trust's Snowshill Manor.

Broadway provides a great range of shopping and eateries as well as a museum and children's playpark. More extensive shopping, dining, and cultural facilities can be found in Cheltenham and Stratford-upon-Avon. The area also benefits from excellent schooling options, with some of the country's top schools located nearby in Cheltenham and Malvern. Recreational opportunities in the area are plentiful, with horse racing at Cheltenham, Stratford-upon-Avon, and Worcester and golf in Cheltenham, Broadway, and Naunton. The surrounding countryside offers a wealth of scenic walks and rides, including direct access to the renowned Cotswold Way.









PROPERTY

The property is approached via a large paved driveway providing generous parking and access to a substantial integral garage with a storage room that could be converted into additional accommodation or workspace, subject to the necessary consents. The ground floor offers a welcoming entrance hall together with a utility/boot room that could equally be converted into a third bedroom or home office. Character features throughout this floor include exposed beams, stone mullioned windows and natural stone flooring, creating a warm and welcoming atmosphere. At its heart the impressive dining room opens onto a balcony with stunning views across the valley. The bespoke Chalon kitchen is fitted with integrated Miele appliances and a traditional four-oven Aga and has a separate rear entrance. The sitting room is centred around a Cotswold stone fireplace and leads into a delightful garden room where double doors provide direct access to the terrace and gardens beyond. The second floor comprises two impressive bedroom suites, both enjoying vaulted ceilings and excellent proportions. The principal suite benefits from a dressing area with fitted wardrobes, a generous en suite bathroom and doors opening onto a private roof terrace with outstanding countryside views. Underfloor heating serves the property throughout, enhancing comfort and efficiency.





LANDSCAPED GARDENS WITH PRIVATE WOODLAND

Glebe House is enclosed by traditional Cotswold stone walling and sits within beautifully designed grounds extending to approximately 0.85 acres. A large terrace adjoins the house and is complemented by a raised pond, colourful flower beds, sculpted topiary and mature yew hedging.

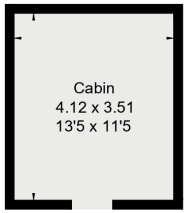
The gardens continue into an enchanting area of private woodland to the side and rear of the house, where mature trees and winding pathways lead through the grounds and provide ever-changing views across the Cotswold landscape. Beyond the terrace lies a secluded "Secret Garden" featuring a wildlife pond with waterfalls and a charming tea house, creating a peaceful retreat to enjoy the natural surroundings. A substantial log cabin offers excellent ancillary accommodation, ideal as guest space, studio, or home office.





Approximate Floor Area
House = 213.0 sq m / 2289 sq ft
(Including Garage)
Outbuildings = 19.0 sq m / 205 sq ft
Total = 232.0 sq m / 2494 sq ft



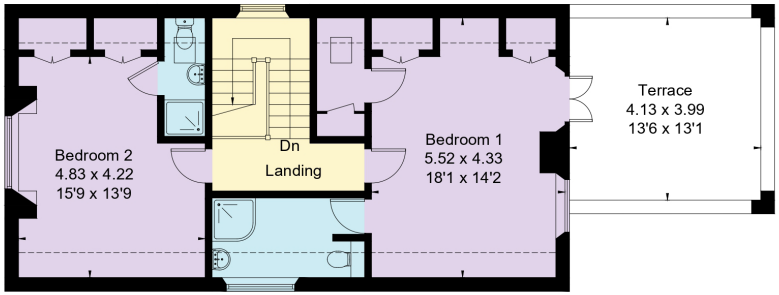


Outbuildings
(Not Shown In Actual Location / Orientation)

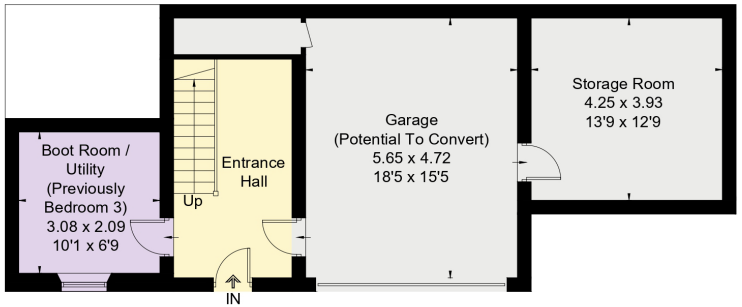


(Not Shown In Actual Location / Orientation)

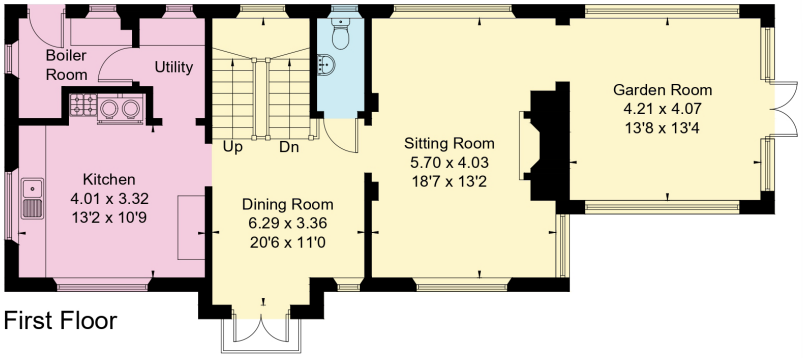
= Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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