



SEVENHAMPTON HOUSE

*Cheltenham, Gloucestershire*



## SEVENHAMPTON HOUSE

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*A Cotswold House with History, Heart and a Sense of Place.*





Dating back to around 1640, this handsome Grade II Listed village home has all the architectural charm you would hope to find in a traditional Cotswold house, with the added luxury of beautifully considered contemporary living. Set in approximately 0.45 acres of landscaped gardens, it enjoys a peaceful position in the heart of Sevenhampton, surrounded by some of Gloucestershire's loveliest countryside, whilst still within easy reach of Cheltenham.

Behind its striking Cotswold stone facade, the house offers approximately 2,612 sq ft of living space, with a further 275 sq ft of outbuildings, bringing the total to approximately 2,887 sq ft. Five bedrooms, three reception rooms and a magnificent kitchen/breakfast room create a home that is as comfortable hosting a houseful as it is enjoying a quiet Sunday.

The original 17th-century house has been complemented by a sympathetically designed two-storey extension, constructed by the current owners around 15 years ago. The result is a wonderful balance of old and new: exposed beams, flagstone floors, original timbers and wood burners sit comfortably alongside generous family spaces, contemporary finishes and a superbly appointed kitchen.

***It is a house with real substance, a welcoming atmosphere and a setting that makes Cotswold life feel very easy indeed.***



There is something immediately reassuring about arriving at this house. Its traditional stone elevations, pitched dormer windows and Cotswold stone-tiled roof give the house an elegant presence within the village. An enclosed entrance porch opens into the generous dining hall, where the character of the original house becomes immediately apparent.

Exposed timbers, flagstone flooring and a handsome timber staircase create a beautifully atmospheric space with generous proportions that make it a proper reception room in its own right.

A wood burner adds warmth in the winter months, whilst the room's position at the centre of the house makes it a natural place for bringing people together. It is equally suited to relaxed family suppers or a wonderfully atmospheric dinner party.

From here, the accommodation flows into the principal reception rooms and through to the kitchen, giving the ground floor a layout that feels connected without losing the individuality of its different spaces.



A WELCOME WORTH REMEMBERING



## THE HEART OF THE HOME

As it should be the kitchen/breakfast room is unquestionably one of Sevenhampton House's defining features.

Stretching approximately 28'8" x 10'0" across the rear of the original house, this beautifully considered space was updated in 2024 and combines the warmth of a country kitchen with the clean lines and quality of a contemporary design.

Bespoke cabinetry by Parlour Farm, finished in a beautiful muted blue-green, is complemented by quartz worktops, pale stone flooring and a generous breakfast bar that creates a natural gathering point. A part-vaulted ceiling, exposed structural timbers and thoughtfully positioned windows give the room wonderful character and allows light to stream in.

The specification has been carefully chosen, with a Bora induction hob incorporating integrated extraction, Bosch double ovens, one with an integrated microwave, a Bosch dishwasher, Liebherr refrigeration and a wine fridge.

Beyond the cooking area, there is space for a substantial dining table seating up to ten, making this a room that works just as well for a leisurely breakfast as it does for a long evening with friends.

French doors open directly onto the rear garden, bringing the outside into everyday life and making summer entertaining beautifully straightforward.



## ROOMS WITH REAL CHARACTER

The sitting room offers an entirely different atmosphere, and that contrast is part of what makes this home so appealing. It is a beautifully-proportioned room with exposed ceiling beams, timber flooring and a handsome fireplace housing that essential wood burner.

The deep-set windows let in natural light, whilst the rich, understated decor gives the space a comfortable, established feel. It is a room made for quiet evenings with a G & T in hand after a long day, with the fire lit and the rest of the house carrying on around you.

The original architectural details have been retained and celebrated rather than overwhelmed, giving the room an authenticity that is difficult to recreate.

Together with the dining room, it provides a lovely balance of formal and informal reception space within the historic part of the house.



## A WHOLE NEW DIMENSION TO FAMILY LIVING

The two-storey extension has added a tremendous amount to the way Sevenhampton House works as a modern home.

Designed to sit sympathetically alongside the original building, the newer wing introduces a substantial family room, separate office, utility room and cloakroom, as well as the impressive principal bedroom suite above.

With its own wood burner and a lovely outlook towards the garden, it is a

room that can adapt to the rhythm of everyday life, whether that means children's activities, film nights or a more relaxed sitting room away from the main reception spaces.

A separate office offers a dedicated place to work from home, whilst the adjoining utility room keeps the practicalities of family life neatly out of sight.



This is where the thoughtful combination of period architecture with the needs of modern-day living really come together. Every room has a purpose, and the house offers a flexibility that makes it just as suitable for a growing family as it is for those wanting generous space for guests and entertaining.



## A PRINCIPAL SUITE WITH ROOM TO BREATHE

Occupying the first floor of the extension, the principal bedroom is a particularly impressive space. A vaulted ceiling brings height and architectural interest, whilst the windows frame far-reaching views across the surrounding countryside. Thoughtfully integrated wardrobes keep the room uncluttered, allowing its proportions and setting to take centre stage.

The adjoining en-suite is beautifully appointed, with the additional comfort of electric underfloor heating.

Quiet, spacious and wonderfully private, this is a principal suite that feels entirely in keeping with the quality of the rest of the house.





## BEDROOMS FULL OF INDIVIDUALITY

The first floor also provides two further bedrooms within the original house, both retaining the character that makes period Cotswold homes so appealing.

The larger of the two measures approximately 14'6" x 12'10", whilst the other bedroom offers further flexibility for children or guests.

These rooms are served by a generous family bathroom, where a full-height window overlooks the garden and brings natural light into the space.

The second floor provides two further bedrooms, measuring approximately

15'9" x 15'0" and 12'5" x 12'4", one of which benefits from its own en-suite shower room.

With their characterful rooflines and elevated position, these upper rooms have a lovely sense of individuality. They provide excellent guest accommodation or space for older children.

In total, five bedrooms and three bathrooms are arranged across the upper two floors, giving Sevenhampton House a wonderfully practical balance between generous communal living and private spaces.





## A GARDEN THAT COMES INTO ITS OWN

The outside space is every bit as compelling as the house itself.

Set within approximately 0.45 acres, the gardens have been thoughtfully landscaped to create a series of attractive and usable spaces, combining generous lawns, established planting, mature hedging and beautiful Cotswold stonework.

A traditional stone archway leads through to the rear courtyard, where the house opens onto a sheltered terrace. Stone steps rise towards further garden areas, creating an appealing sense of progression through the grounds.

The main lawn provides a great expanse of green space, framed by established hedging and well-stocked borders. There is plenty of room for children to play, host summer gatherings and enjoy the peace of the surrounding village.

There is a lovely balance between openness and privacy, with the planting giving the gardens structure whilst preserving attractive views across the surrounding countryside.

A summer house provides a charming additional spot from which to enjoy the garden, whether for a morning coffee, an afternoon with a book or an evening drink.

The current owners have enjoyed the house for 17 years, and the gardens reflect that sense of an established, much-loved home.





## MORE THAN JUST GARDEN STORAGE

A detached stone outbuilding provides particularly useful additional space to the main house.

With its traditional stone-tiled roof and attractive established planting, including climbing vines, it has all the charm of a classic Cotswold garden building.

The principal studio measures approximately 18'7" x 6'2" and has previously been used as a gym, demonstrating its versatility as a separate space.

It could equally lend itself to hobbies, creative pursuits or a dedicated workspace, subject to any necessary consents.

Additional stores and the summer house bring the total outbuilding accommodation to approximately 275 sq ft.

For those who work from home, enjoy fitness or simply appreciate having somewhere separate to pursue their interests, the additional buildings are a genuine asset.





## A VILLAGE WITH A WONDERFUL SENSE OF COMMUNITY

Sevenhampton is one of those Cotswold villages that feels beautifully removed from the pace of everyday life yet remains remarkably convenient.

Set above the River Coln, within the Cotswolds National Landscape, the village is surrounded by rolling countryside, picturesque lanes and the distinctive honey-coloured stone buildings for which the region is celebrated.

The impressive St Andrew's Church sits at the heart of the village, whilst the surrounding footpaths and quiet country lanes make walking and cycling part of everyday life.

There is a genuine sense of community here, with the nearby Brockhampton Village Hall hosting regular events including a monthly village quiz, cinema club, seasonal celebrations and an annual summer fête.

It is the kind of place where village life is something to enjoy rather than simply admire from a distance.

For the current owners, the combination of peaceful surroundings and proximity to Cheltenham was one of the main attractions when they first moved to the area. Seventeen years later, it remains one of the house's greatest strengths.



### Practicality Behind the Pretty Exterior

Alongside its considerable charm, Sevenhampton House offers the practical advantages that make country living comfortable. There is private parking for approximately five cars, with space for two vehicles on the block-paved driveway to the front and a further three to the rear, accessed separately.

The utility room, ground-floor cloakroom, additional outbuildings and separate office all contribute to a home that has been thoughtfully adapted for modern-day living. The sympathetic extension adds valuable space without compromising the original house's architectural character, whilst the contemporary kitchen makes the house particularly well suited to family life.

The result is a substantial period home that retains its individuality whilst offering the space and flexibility today's buyers are looking for.

## A HOME TO MAKE YOUR OWN

Sevenhampton House is a wonderful example of how a historic Cotswold house can evolve whilst retaining everything that makes it special.

Its 17th-century origins, handsome architecture and original features give it a depth of character that cannot be easily replicated, whilst the considered extension, generous kitchen and flexible accommodation provide the comfort and practicality of a modern family home.

Add the landscaped gardens, versatile outbuildings, excellent parking and a peaceful village setting close to Cheltenham, and the result is a house with a great deal to offer.

Beautifully individual, wonderfully welcoming and ready for its next chapter.



## WHERE TO GO WHEN YOU NEED...



**Milk:** Dale's Stores on Station Road in Andoversford is approximately two miles away and ideal for everyday essentials, fresh produce and those last-minute bits you have forgotten. The village also has a Post Office, making it a convenient stop without needing to head into Cheltenham.



**Weekly Shop:** Sainsbury's at Oakley provides a convenient option for a larger weekly shop, whilst Waitrose on Honeybourne Way in Cheltenham offers an extensive selection of groceries and fresh produce. For something independent, Natural Grocery Store on Bath Road is particularly good for organic produce, specialist ingredients and everyday essentials.



**Coffee & Breakfast:** The Find in Winchcombe is a lovely choice for a relaxed brunch or coffee, with a welcoming atmosphere and plenty of character. Closer to Cheltenham, Dunkertons at Dowdeswell Park is a real local favourite, with its artisan bakery, coffee, deli and independent food offerings making it somewhere worth visiting rather than simply stopping at.



**Gym/Fitness:** A40 Fitness on Andoversford Industrial Estate provides a convenient local gym option without travelling into Cheltenham. For Pilates, the surrounding villages offer more boutique options, whilst Leisure at Cheltenham has a comprehensive gym, swimming facilities, fitness classes and wellness facilities.



**Walks:** There is little reason to get in the car when countryside like this is on your doorstep. Footpaths and quiet country lanes lead directly from Sevenhampton into the surrounding Cotswold landscape, with beautiful views across the Coln Valley. The Andoversford Miles Without Stiles route is a particularly lovely option, a five-mile circular walk connecting Andoversford, Sevenhampton and Brockhampton, taking approximately two and a half hours. It follows historic railway routes, open countryside and picturesque village settings, with wonderful views along the way.



**Pub Lunch:** The Frogmill at Shipton Oliffe is a gorgeous country pub with characterful interiors, a welcoming atmosphere and a lovely garden. It is ideal for a leisurely Sunday lunch or dinner with friends. The Fox at Dowdeswell is another favourite of the current owners, offering a traditional country pub setting close to home.



**Drinks & Evenings Out:** Dunkertons at Dowdeswell Park is a brilliant destination for a more sociable evening, bringing together an organic cider taproom, independent street-food kitchens and a lively programme of events. With a varied choice of food and drink in one place, it is particularly good for relaxed evenings with family and friends.



**Schools:** Andoversford Primary School is approximately two miles away and provides a convenient local primary option. The surrounding area also offers an excellent choice of state, grammar and independent education, including The Cotswold School in Bourton-on-the-Water and Pate's Grammar School in Cheltenham, with a school bus available from Charlton Kings. Pate's is ranked 6th overall among state and grammar schools in the UK for 2026. Independent options include Cheltenham College, Cheltenham Ladies' College, Dean Close and St Edward's School.



**Days Out:** Winchcombe is a lovely destination for a weekend wander, with independent shops, cafés and the magnificent Sudeley Castle and Gardens. Cheltenham is equally convenient, offering everything from shopping along the Promenade to its renowned literature, jazz and music festivals. For racing enthusiasts, Cheltenham Racecourse is within easy reach, whilst the surrounding Cotswold villages provide endless opportunities for discovering independent shops, beautiful gardens and excellent places to eat.



**Village Life:** One of Sevenhampton's greatest attractions is its genuine sense of community. The nearby Brockhampton Village Hall hosts a monthly village quiz and cinema club, alongside Halloween and Christmas celebrations, whilst the annual Brockhampton summer fête brings neighbours together. It is a wonderful balance of peaceful rural living and a welcoming, active local community.



**Train Station:** Cheltenham Spa railway station provides connections to London Paddington, Birmingham, Bristol and destinations across the wider national rail network. For journeys towards London and Oxford, Kingham station is also well worth considering, offering generous parking and often quicker train options. Together, they make Sevenhampton particularly convenient for those who want countryside living without losing easy access to major cities.

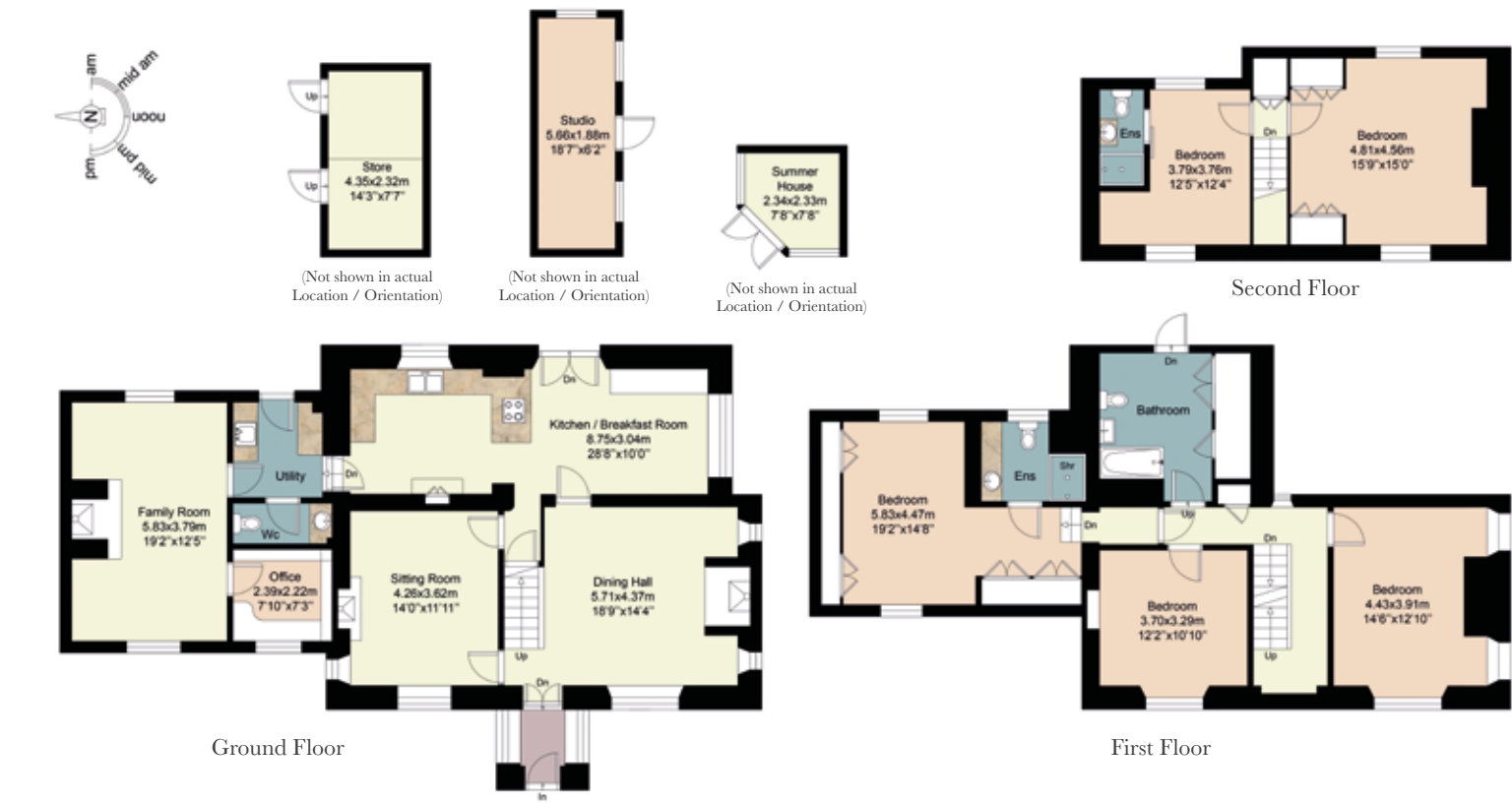
| THE FINER DETAILS |                                                             |
|-------------------|-------------------------------------------------------------|
| Listing           | Grade II Listed                                             |
| Approximate age   | Origins believed to date to circa 1640                      |
| Parking           | Approximately five cars across front and rear parking areas |
| Heating           | Oil-fired central heating                                   |
| Water             | Mains water                                                 |
| Drainage          | Private drainage                                            |
| Council tax       | Band G                                                      |
| Local authority   | Cotswold District Council                                   |



**Approx. Floor Area:** 2,612 sq.ft / 242.7 sq.m

**Outbuildings:** 275 sq.ft / 25.6 sq.m

**Total:** 2,887 sq.ft / 268.3 sq.m



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STOWHILL ESTATES

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