



THE ROUND HOUSE

Whiteway Hill, Woodmancote, Dursley, Gloucestershire



THE ROUND HOUSE WOODMANCOTE

A striking and beautifully presented lodge with ancillary accommodation, exceptional views and a range of outbuildings.
In all about 2.11 acres.

			EPC
3-5	3-5	2-3	F

Local Authority: Cotswold District Council Council Tax band: E Tenure: Freehold

Services: Mains electricity. Spring fed water. Private drainage. LPG gas. EV car charger. Smart technology.

Distances: Wotton-under-Edge 2 miles | Dursley 2 miles | Tetbury 8 miles | M4 (Jct 18) 15 miles | Kemble Airport and Kemble Station 18 miles

Bath 20 miles | Cheltenham 30 miles. (All distances are approximate).

Directions: What3Words: ///lovely.interest.blogs

Guide Price: £1,350,000

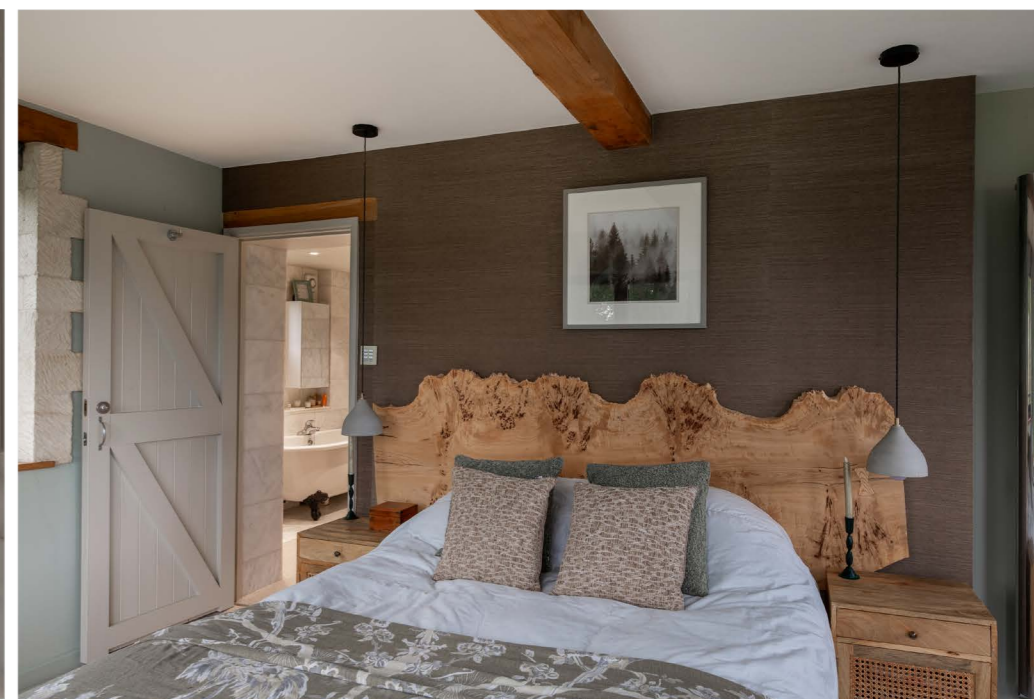


THE PROPERTY

The Round House is a captivating detached lodge, believed to date from circa 1820 and attributed to the renowned designer G.S. Repton. Once forming part of the historic Ridge Estate, the principal house was originally positioned across the wooded valley, from which the lodge continues to enjoy its remarkable, far-reaching outlook.

Over time, the property has been sensitively adapted and today presents a striking circular tower complemented by a two-storey wing to the west. Grade II listed, it retains a wealth of charming period features, beautifully balanced with excellent decorative order throughout. Light-filled and atmospheric, the house is defined by its exceptional views, with each principal room thoughtfully positioned to embrace the surrounding landscape.





THE PROPERTY

The ground floor offers a welcoming entrance hall leading to the kitchen, a beautifully proportioned circular family room, and a study/ground-floor bedroom suite. These rooms open seamlessly on to a terrace, providing the perfect setting for outdoor dining and entertaining while enjoying the panoramic valley views.

On the first floor, a truly impressive full-height round drawing room creates a dramatic and elegant focal point, flooded with natural light. The principal bedroom enjoys large glazed doors opening on to a wraparound balcony, perfectly positioned to take in the exceptional outlook. It is complemented by an en suite bath and shower room, together with a dressing room which could also serve as a second bedroom.

Within the grounds lies a partially sunken mirrored Garden Studio and store room, complete with an en suite shower room and adjoining garden store. This provides highly versatile ancillary accommodation and has been successfully used as a holiday let. Above the garages is a well-presented home office provides further flexibility and could also serve as independent guest accommodation, with its own kitchenette and shower room.





SIUTATION

The Round House occupies a superb position on the edge of the Cotswold Hills, overlooking an unspoilt, semi-wooded valley and surrounded by the natural beauty of the Cotswolds Area of Outstanding Natural Beauty. Situated close to the village of Uley, the property enjoys a wonderfully rural yet highly accessible setting.

The nearby market towns of Wotton-under-Edge (2 miles) and Tetbury (8 miles) provide a comprehensive range of local amenities, shops and services. Communications are excellent, with Junction 18 of the M4 and Junction 14 of the M5 both within easy reach. Mainline rail services to London Paddington are available from Kemble, Stroud and Bristol.

Leisure opportunities are abundant, with golf at Cotswold Edge and Minchinhampton, polo at Westonbirt and Cirencester Park, and racing at Cheltenham and Bath. The nearby Cotswold Way and Newark Park offer exceptional walking, while a number of highly regarded pubs, restaurants and country house hotels are close at hand, including Calcot Manor, William's Kitchen and Wotton Farm Shop.

The area is renowned for its excellent schooling, including Beaudesert Park, Westonbirt and Wycliffe, alongside outstanding grammar schools such as Stroud High, Marling and Pate's, as well as Katharine Lady Berkeley's School.





GARDENS

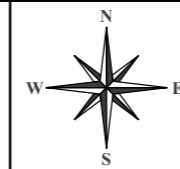
The gardens are thoughtfully arranged in a linear form, incorporating a series of terraced lawned areas interspersed with attractive, secluded wooded glades. The overall setting is both private and immersive, with a strong connection to the surrounding Cotswold landscape and far-reaching views across the valley.

Positioned by the gated entrance is a stone-built garage with workshop, offering both twin and single secure garaging, along with additional parking in front. In addition, there is a detached bespoke multipurpose living space designed for year round use providing excellent space for home working, a gym, or creative pursuits, all enjoying the same exceptional outlook across the valley.

In all about 2.11 acres.



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Date: 19-05-26
Drawn By: CW
Scale: 1:1200 @ A4
Plan Ref: 21423

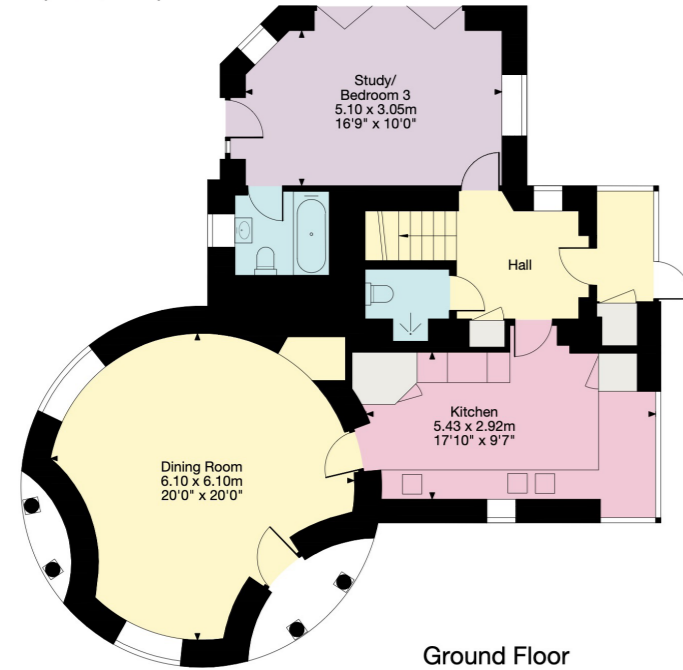
Title
The Round House

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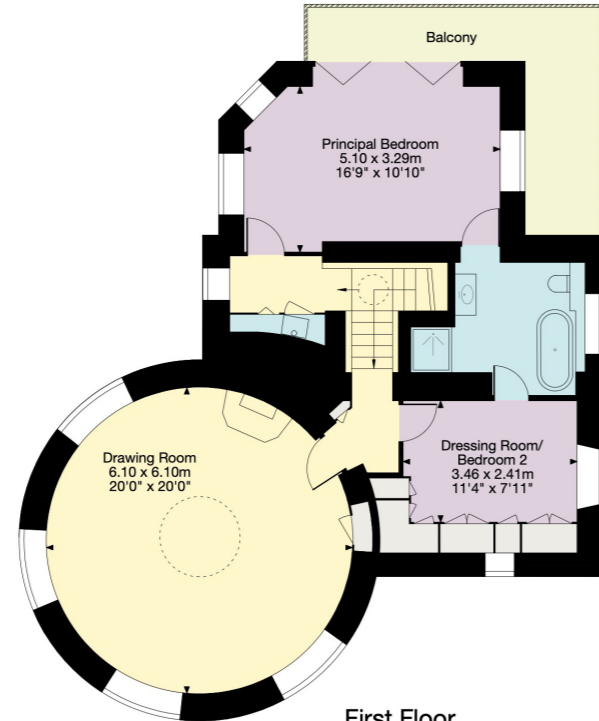
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Gross Internal Area (Approx.)
 Main House = 166 sq m / 1,788 sq ft
 Garage = 53 sq m / 570 sq ft
 Outbuildings = 117 sq m / 1,259 sq ft
 Total Area = 336 sq m / 3,617 sq ft



Ground Floor



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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