



EASTINGTON HOUSE

SPRINGHILL, EASTINGTON, STONEHOUSE, GLOUCESTERSHIRE



DISTINGUISHED GRADE II LISTED COUNTRY HOUSE IN THREE LOTS WITH UP TO 17 ACRES OFFERING CLASSIC COTSWOLD SPACE, PRIVACY AND VIEWS.

SUMMARY OF ACCOMMODATION:

LOT 1 - EASTINGTON HOUSE

Entrance Hall | Kitchen/breakfast room | Dining room | Sitting room | Drawing room | Study | Sun room | Utility room | Boot room | Cellar | Two WCs

Principal bedroom with en suite shower room | Bedroom with en suite bathroom | Four further bedrooms | Bathroom | Shower room

Second floor rooms (landing and seven rooms) currently used as storage

Garden | River with trout fishing | Garage | Victorian Coach House | Stables | Tack room | Paddocks

In all about 6.90 acres.

LOT 2 - WITH A SEPARATE ROAD ACCESS

Yard | Stables | Outbuildings | Paddocks

In all about 8.48 acres.

LOT 3 - WITH A SEPARATE ROAD ACCESS

Paddock

In all about 2.07 acres.

In total about 17.48 acres

SITUATION

Eastington House occupies a discreet position within the popular and award-winning village of Eastington, which offers a village shop and post office, two public houses, a primary school, village and community halls, and a church. The neighbouring village of Frocester has a cricket club.

Stroud, Cheltenham, Tetbury and Gloucester are all within easy reach. The award winning Stroud offers excellent leisure facilities, independent shops, restaurants, and a well-known farmers' market. The area is well served by a range of state, grammar and independent schools, including noted schools in Cheltenham, Bath and Bristol.

The surrounding countryside offers access to the Cotswold Way, and excellent riding and equestrian competition venues, including Hartpury College. Additional sporting opportunities include racing at Cheltenham, polo at Cirencester Park and Westonbirt, water sports at the Cotswold Water Park and Premiership rugby at Gloucester.

Communications are excellent, with access to Bristol, Bath and Birmingham via the M5, and London via the M4. Mainline rail services are available from Stonehouse (approximately two miles) with direct services to London and from Cam with regular services to Bristol, Gloucester, Cheltenham and Birmingham.

Distances: Stroud 5.6 miles, Gloucester 14 miles, Cheltenham 17.4 miles, Cirencester 26.2 miles, Bristol 27.7 miles, Birmingham 72.3 miles. (All distances are approximate)





EASTINGTON HOUSE

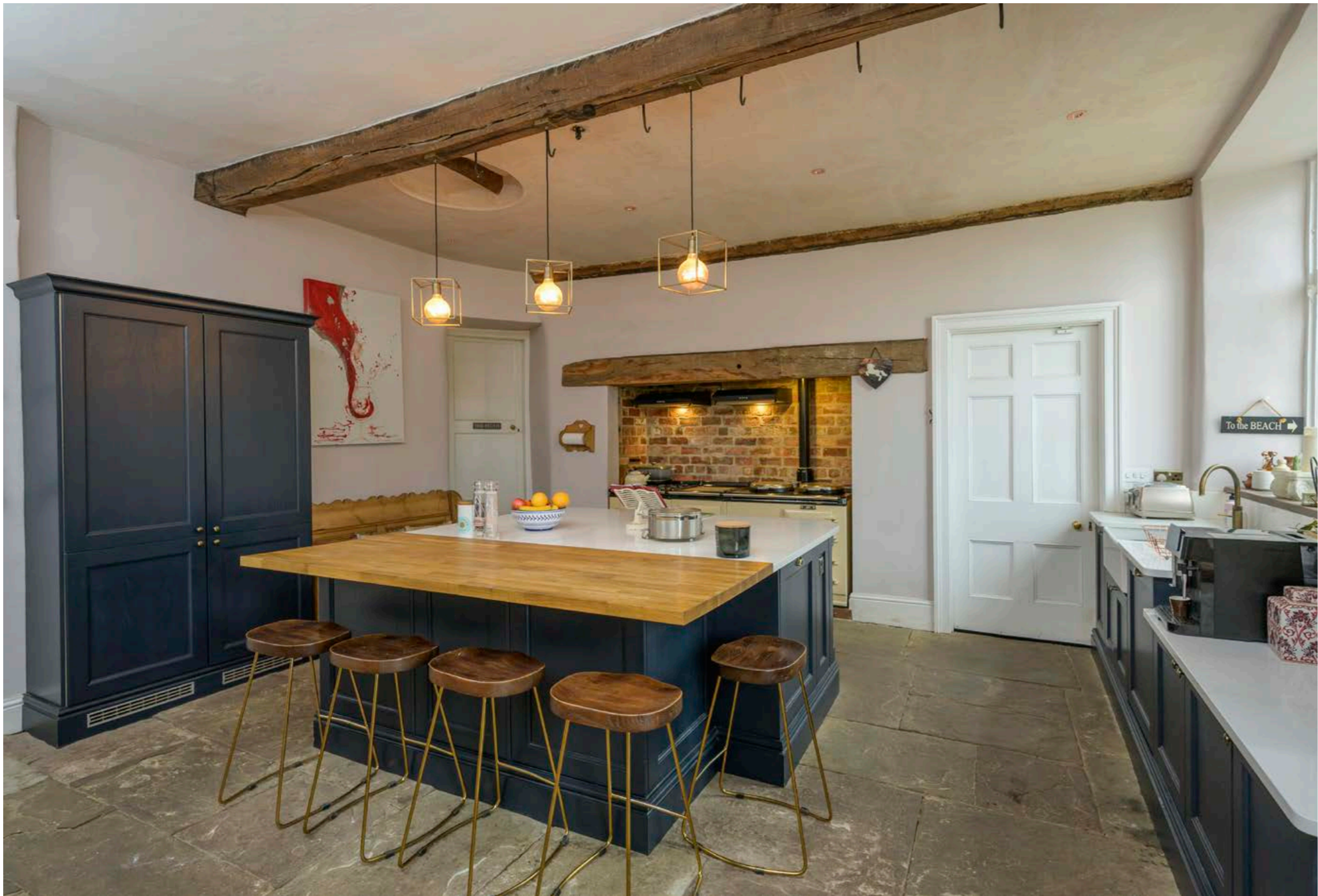
Eastington House is a handsome Grade II listed country house of real presence, set elevated within approximately 17 acres of established grounds with views over beautiful gardens, paddocks and river beyond towards the church, and offering substantial, flexible accommodation arranged over three floors. The top floor is currently used for storage, but could be converted into additional accommodation if required.

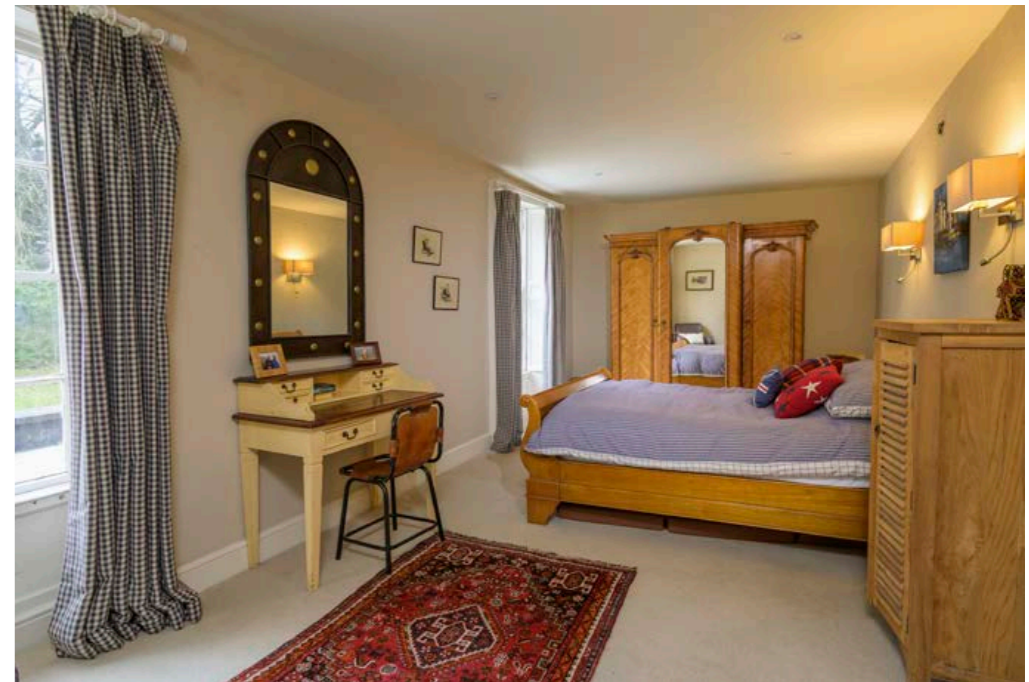
Believed to date from circa 1570, with elements of its original stone structure still evident, the house has evolved with great integrity: records from 1672 refer to ten hearths, major additions were undertaken around 1800, and an engraved print dated 1825 suggests the exterior has changed little since that time.

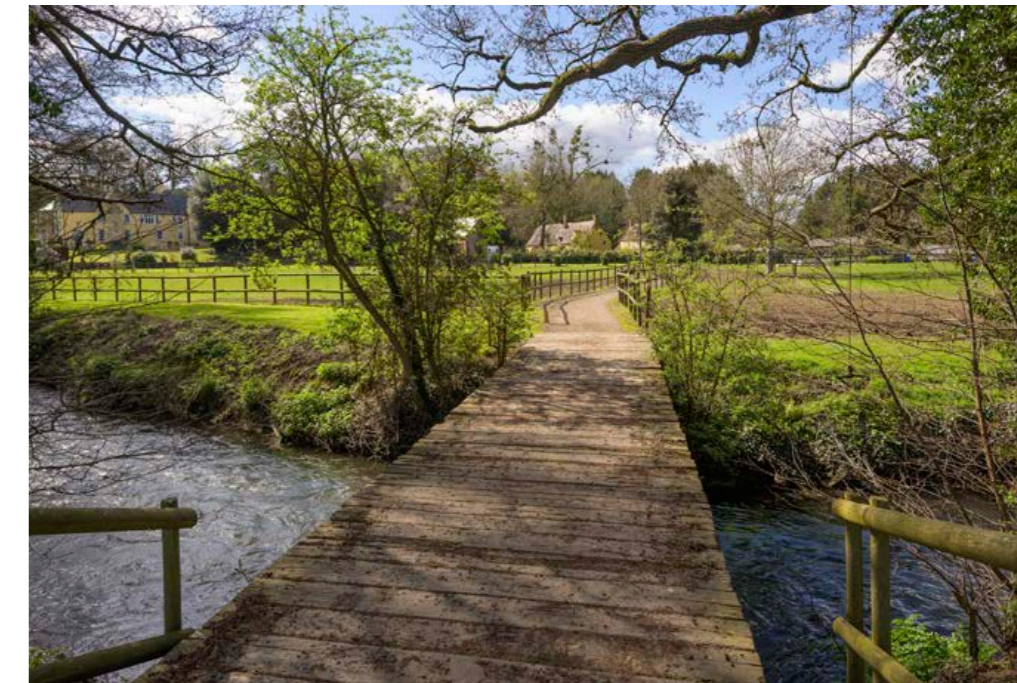
Later Arts and Crafts enhancements from circa 1900, notably the grand staircase and reception hall, add a sense of occasion, while rare original wallpaper in the dining room provides a particularly special detail. Please review the plans to understand the accommodation's layout.

The current owners have invested extensively to create an elegant and practical family home, well-suited to modern living and entertaining, while carefully retaining the house's historic integrity.

At its heart is a farmhouse kitchen with an Aga, complemented by log fires, four en suite bathrooms, two gas-fired central heating systems, and pressurised hot and cold water throughout, an appealing blend of period character and day-to-day comfort.







GARDENS AND GROUNDS

Approached via a gated private driveway, the property occupies an elevated and highly private position near the centre of its land, enjoying far-reaching views across gardens, paddocks and the river, with open countryside stretching towards the Cotswold ridge beyond.

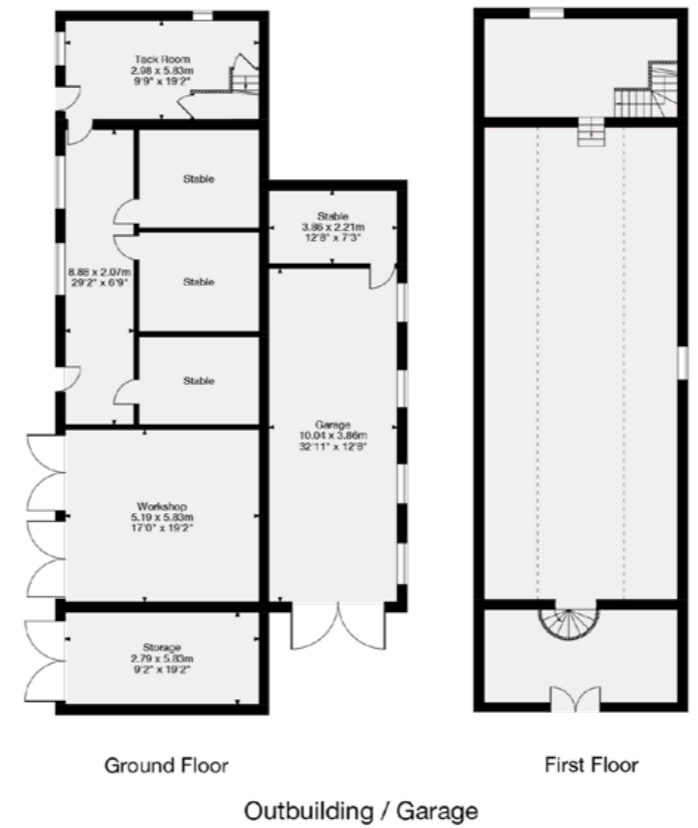
The setting is quintessentially Cotswold: space, seclusion and a feeling of escape, with formal lawns and a water feature creating a classic country house approach.

A rare addition is the extent of supporting amenities: garaging, extensive parking, outbuildings and woodland, together with trout fishing along the property's own stretch of river.



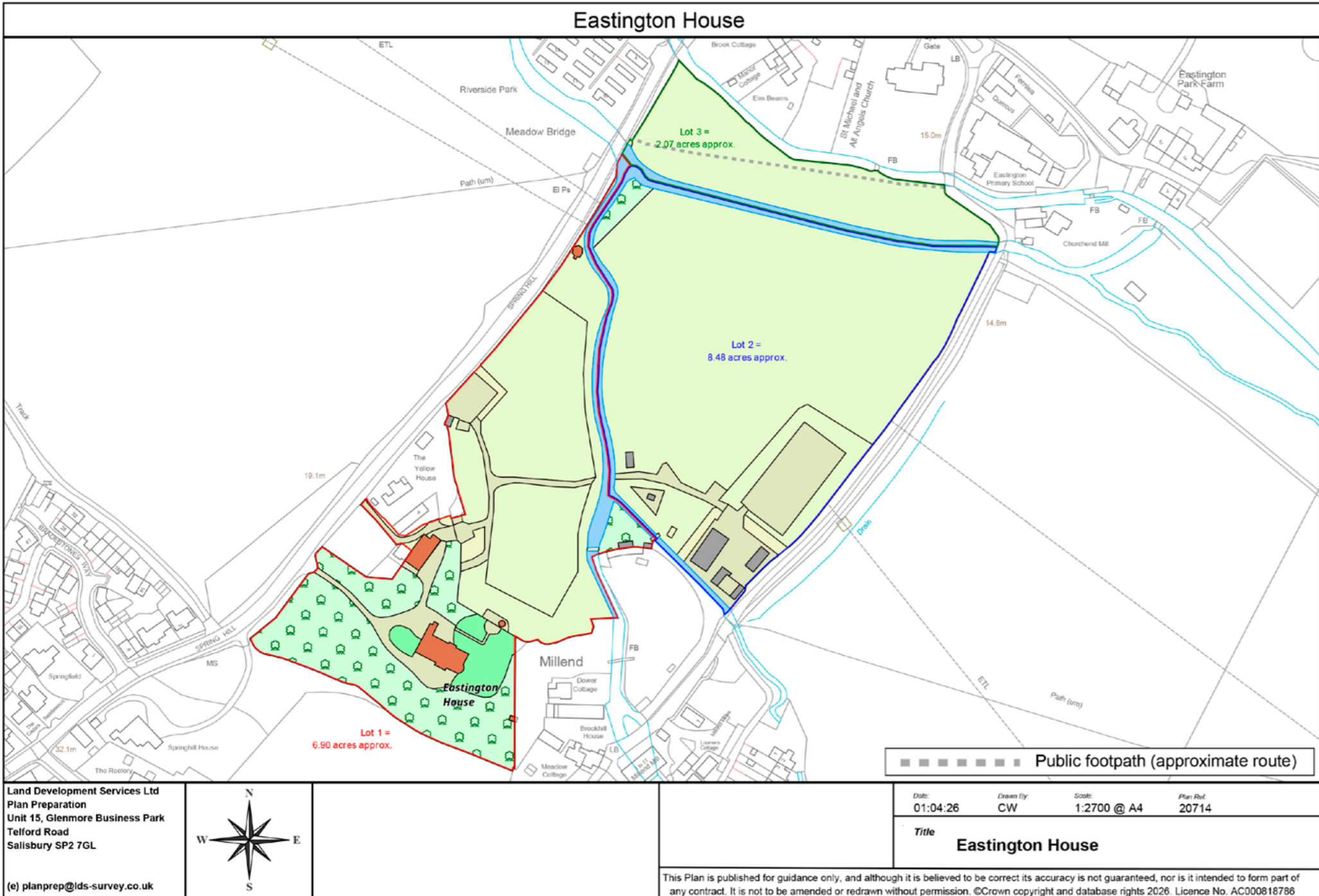
The stables and Victorian coach house (within Lot 1) retain original Victorian detailing and include former stable-lad accommodation and a tack room; these buildings are separately Grade II listed and may offer potential for conversion or enhancement, subject to the necessary consents.

There is also the potential to purchase additional paddocks and stabling/outbuildings (lots 2 and 3), a large field boarding the river with separate access, siding on to the church.



Approximate Gross Internal Area
 Main House (Excl. Void) = 843 sq m / 9,073 sq ft
 Outbuildings and Stables = 650 sq m / 6,996 sq ft
 Garage = 38 sq m / 409 sq ft
 Total Area = 1,531 sq m / 16,478 sq ft

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.



PROPERTY INFORMATION

Tenure: Freehold

Local authority: Stroud District Council

Lot 1: Eastington House, Coach house and stables with paddocks. In all about 6.90 acres. Guide Price: £2,950,000

Council Tax Band: H

Lot 2: Paddocks, yard, stabling and outbuildings with a separate road access. In all about 8.48 acres. Guide Price: £700,000

EPC: D

Lot 3: Additional paddock with a separate road access. In all about 2.07 acres. Guide Price: £100,000

Directions: Postcode GL10 3AT

Services: Mains water and electricity. Private drainage. Oil-fired central heating.

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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