



# THE REDDINGS

Burleigh, Stroud, Gloucestershire



A DISTINGUISHED COTSWOLD COUNTRY HOUSE SET ON THE EDGE OF MINCHINHAMPTON COMMON, ENJOYING FAR-REACHING VIEWS AND BEAUTIFULLY ESTABLISHED GROUNDS OF APPROXIMATELY 4.8 ACRES.

Distances:

Minchinhampton 1 mile | Tetbury 6 miles | Kemble Station 11 miles (Paddington from 70 minutes) | Cheltenham 17 miles  
M5 (J13) 8 miles | Bath 28 miles | Bristol 30 miles. (All distances and times are approximate).

			EPC
6	5	7	E

Tenure: Freehold

Services: Mains water and electricity | Oil-fired central heating | Gas fires | Private drainage | Fibre broadband available

Local authority: Stroud District Council

Council Tax Band: G

Guide Price: £ 2,450,000

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



## SITUATION

The property is ideally located within walking distance of Minchinhampton, an attractive and historic market town renowned for its charm, vibrant community and excellent local amenities. These include a popular weekly market, a range of independent shops, cafés and traditional inns.

The National Trust-owned Minchinhampton Common, extending to over 600 acres, provides outstanding space for walking, riding and golf, with the renowned Minchinhampton Golf Club just moments away.

The wider area is exceptionally well served, with nearby Cirencester, Tetbury, Nailsworth and Stroud all offering a broad range of cultural, retail and leisure facilities.

The area is particularly well regarded for its schooling, with an excellent selection of both state and independent schools, including Beaudesert Park, Westonbirt, Cheltenham College, Cheltenham Ladies' College, Wycliffe and Dean Close.

Communications are superb, with easy access to the M5 and M4 motorways, and regular rail services from Kemble station to London Paddington in approximately 74 minutes.



## THE PROPERTY

The Reddings is a striking and substantial Cotswold stone home, discreetly positioned at the end of a no-through lane on the edge of the much sought-after Minchinhampton Common. Unlisted and believed to date from before 1912, the house combines classic architectural character with well-balanced, generously proportioned accommodation ideally suited to modern family living.

The house enjoys an exceptional setting, with far-reaching views across the Stroud Valley and over its own gardens and adjoining National Trust common land, providing a rare sense of privacy and openness.

Internally, the accommodation is both elegant and practical. A welcoming front door opens to a reception hall, from which the principal living spaces flow. The dining room, centred around a fireplace, connects to the well-appointed kitchen/breakfast room, fitted with a range of appliances and an island unit. The adjoining conservatory creates a superb family and entertaining space, bathed in natural light and enjoying delightful views across the gardens and beyond. The drawing room offers a more formal reception area, while the extensive ancillary spaces, including a pantry, utility and boot room, provide excellent everyday functionality.

Bedroom accommodation is arranged over the upper floors. The principal suite is particularly impressive, with its own sitting room, complemented by a guest suite and further double bedrooms. The second floor offers excellent flexibility, including an additional suite, further bedrooms, and space ideally suited to a study or playroom.







## GARDENS & GROUNDS

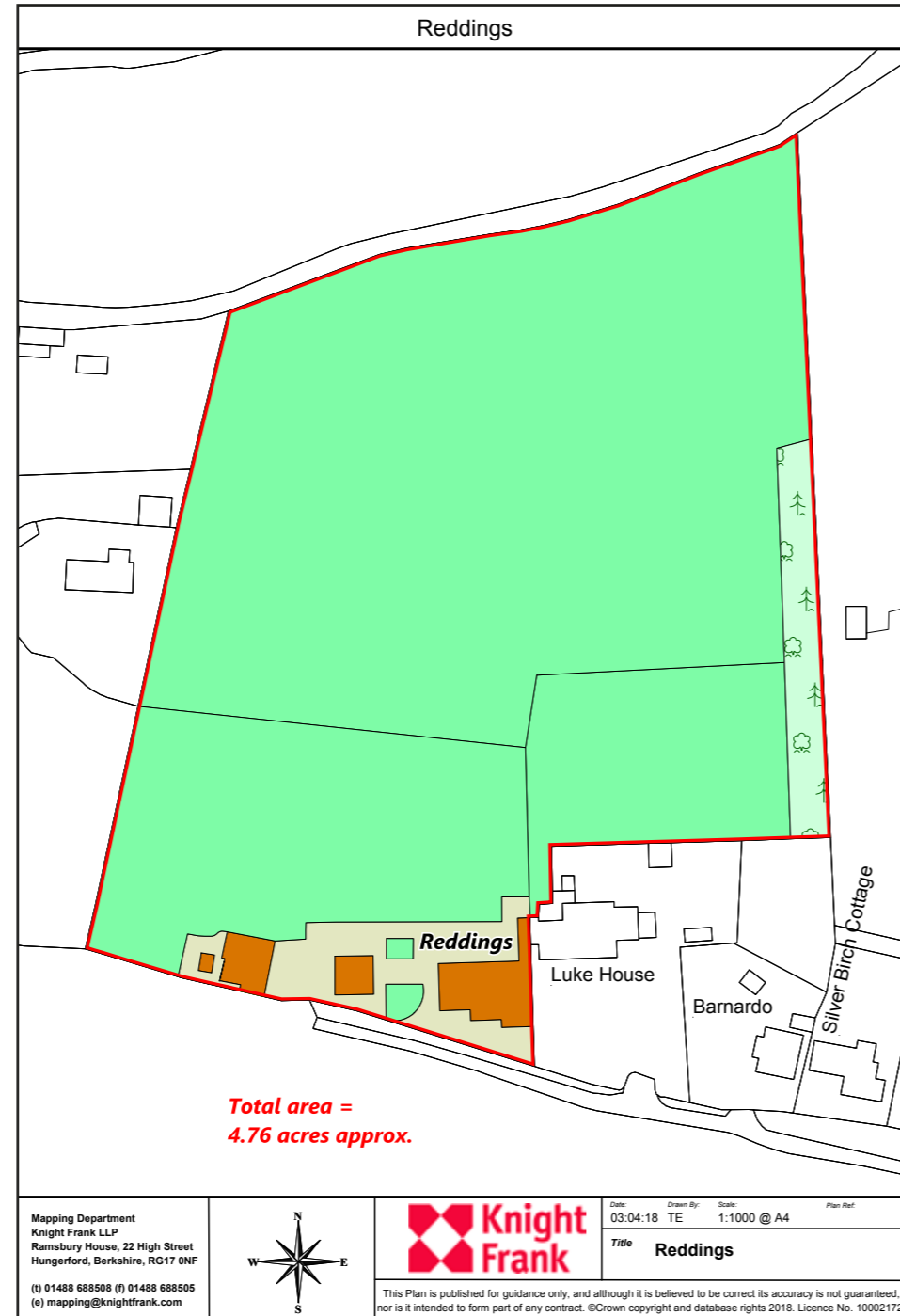
The Reddings is approached through automated gates leading to a spacious gravelled courtyard, flanked by attractive Cotswold stone outbuildings.

The gardens are a particular feature of the property, thoughtfully arranged to take full advantage of the setting. Immediately adjoining the house is a large paved terrace, ideal for outdoor entertaining, with sweeping views across the formal gardens and open countryside beyond.

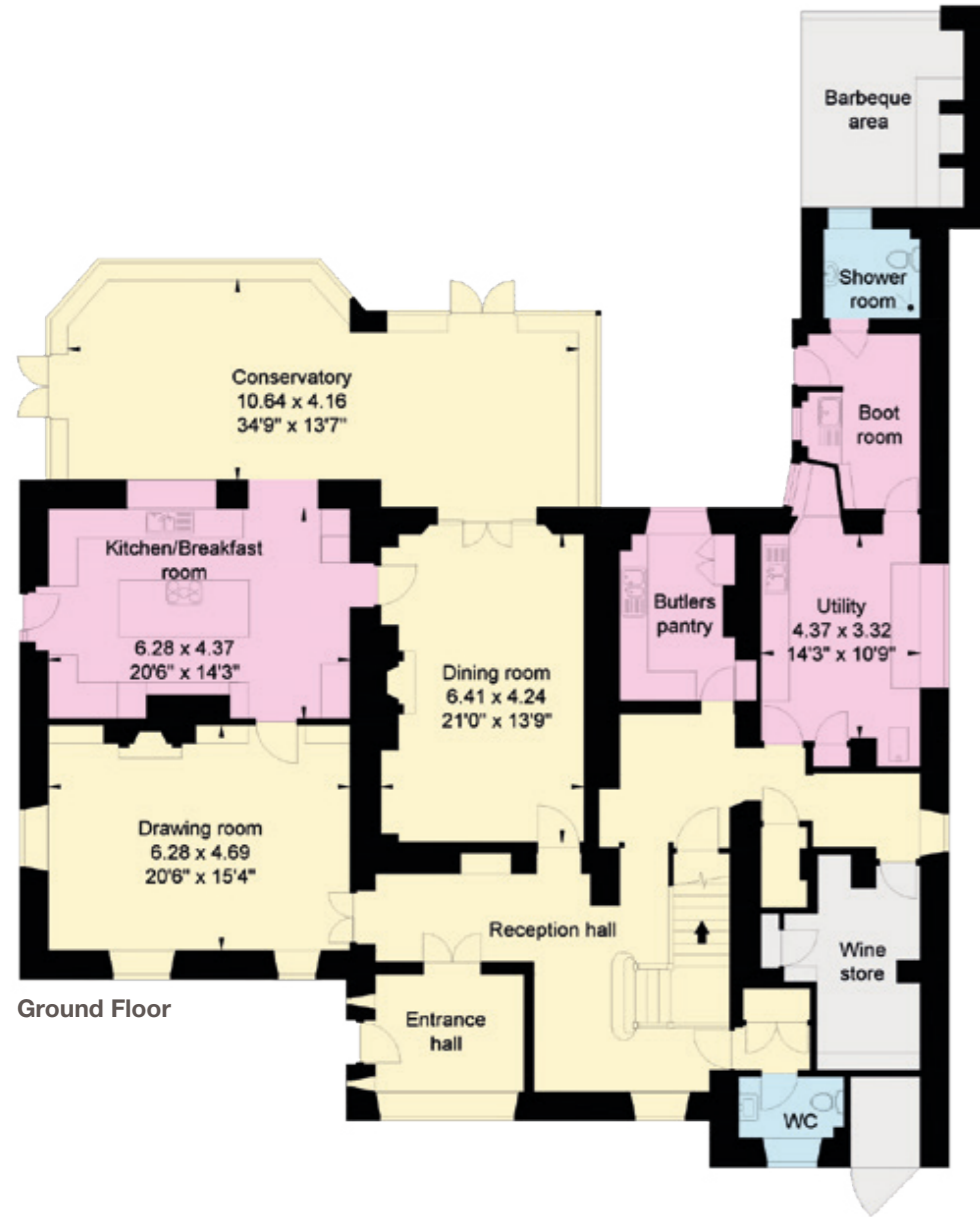
The formal gardens lie predominantly to the rear of the property, with broad expanses of lawn bordered by well-stocked flowerbeds and shrubs, and interspersed with mature specimen trees. Beyond, two paddocks provide further amenity and enjoy separate access from a lower lane, offering versatility for a variety of uses.

A comprehensive range of outbuildings provides excellent ancillary accommodation, including garaging, workshops and storage. A studio above one of the garages offers further potential for creative or home-working use. Subject to the necessary consents, there is scope to adapt parts of the outbuildings for ancillary accommodation.

In all approximately 4.8 acres.



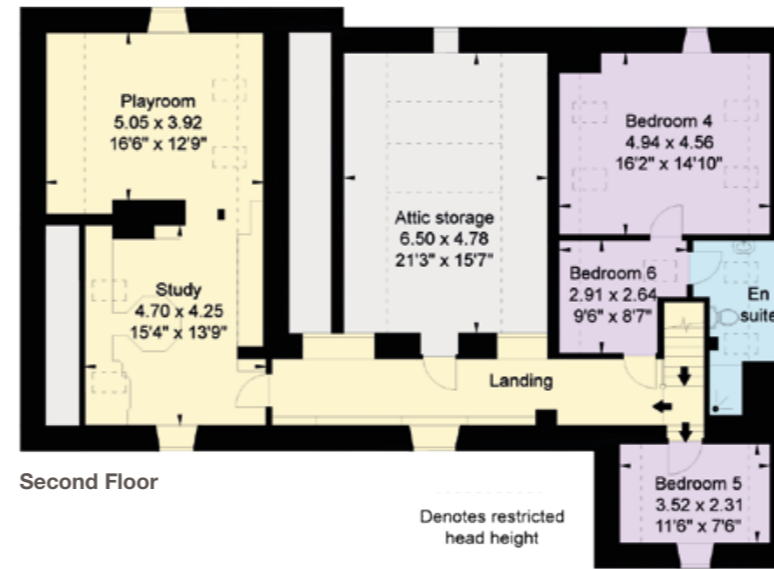
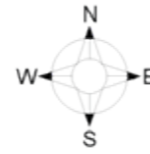




Ground Floor

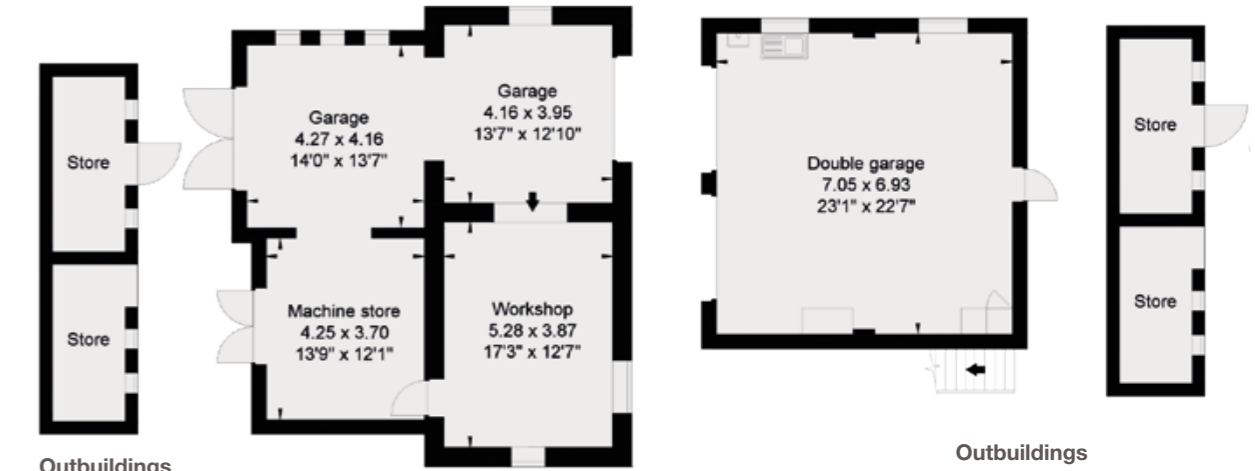


First Floor



Second Floor

Denotes restricted head height



Outbuildings

Not shown in actual location / orientation

Outbuildings

Not shown in actual location / orientation

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Approximate Gross Internal Floor Area  
 House: 556 sq m (5,985 sq ft) exc. Attic storage  
 Outbuildings: 180 sq m (1,938 sq ft)  
 Total: 736 sq m (7,923 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.

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