



SILVERLEY HOUSE

Stow-on-the-Wold, Cotswolds



SILVERLEY HOUSE

Stow-on-the-Wold, Cotswolds

A Cotswold Home With Real Presence





WELCOME TO SILVERLEY HOUSE

Silverley House is a beautifully considered Grade II Listed home, believed to date from the mid-19th century, combining the character and craftsmanship of its period with a surprisingly generous, relaxed way of living. Behind its traditional Cotswold stone exterior is a house with wonderfully proportioned rooms, vaulted ceilings, exposed timbers and a layout that feels far more individual than a conventional country cottage.

The home extends to around 2,077 sq ft, with a further 334 sq ft double garage, giving a total of 2,411 sq ft. Three bedrooms are balanced by substantial living spaces downstairs, whilst the landscaped garden, private parking and useful outbuildings make this a home that works just as well practically as it does aesthetically.



The kitchen/breakfast room is one of Silverley House's defining spaces. Measuring approximately 20'10" x 18'2", it has a wonderfully open feel, with a vaulted ceiling and exposed structural timbers bringing height and character into the space.

Painted cabinetry runs beneath the granite worktops, whilst an electric AGA sits naturally within the scheme. The owners had the kitchen repainted in 2021, giving it a smart, understated finish that works beautifully with the warmth of the timber flooring and original beams.



THE HEART OF THE HOUSE

MADE FOR GATHERINGS

Alongside the kitchen is the impressive dining hall, at approximately 21'0" x 20'5". Rather than feeling like a formal dining room used only occasionally, this is an important part of the everyday flow of the house, connecting the kitchen, entrance and principal sitting room.

Its scale gives plenty of scope for a substantial dining table, artwork and furniture without ever feeling crowded, whilst the exposed structure and subtle changes in level give the space a lovely sense of depth.

From here, the house opens into the sitting room, another extremely generous space measuring approximately 22'7" x 21'7".





A SITTING ROOM TO SETTLE INTO

The sitting room has a relaxing atmosphere. It is warm, comfortable and characterful, with exposed beams, stone flooring and a contemporary wood burner creating an inviting focal point. Underfloor heating adds another cosy layer of comfort.

Bespoke fitted cabinets provide excellent storage without overwhelming the room, whilst the generous proportions allow distinct areas for sofas and relaxation. Crittall-style glazed doors, introduced by the current owners as part of their improvements, add a crisp modern contrast to the older fabric of the house.

It is a room that feels particularly good in winter, but its generous windows and connection through the rest of the house mean it never feels heavy or overly formal.



AND SO TO BED

Upstairs, the bedrooms continue the character of the ground floor.

The principal bedroom is approximately 13'3" x 12'10", with built-in wardrobes and a calm, understated finish. Bedroom two measures approximately 12'1" x 8'4" and also benefits from fitted cupboards.

Bedroom three sits within a particularly charming part of the house. Measuring approximately 14'6" x 11'1", it is framed by exposed timbers and has its own en-suite shower room. The room feels tucked away and private, making it ideal as a guest suite as much as an everyday bedroom.

There is a family bathroom serving the other bedrooms, beautifully finished with considered fittings. The bathrooms have both been renewed in recent years, including Neptune-style rainfall showers, Mandarin Stone tiling and an Albion luxury slipper bath.





CAREFULLY UPDATED

One of the strengths of Silverley House is that its character has not come at the expense of comfort.

The current owners have undertaken a thoughtful programme of improvements including two new bathrooms, a new downstairs cloakroom, full redecoration, replacement radiators, new Crittall-

style glazed doors, additional fitted storage, upgraded utility cabinets and extensive garden landscaping. The oil-fired boiler was replaced in September 2025, whilst the roof was refurbished in 2006. The result is a house that still feels completely at home within its historic setting, but has been made considerably easier to live in.





A GARDEN WITH ITS OWN PERSONALITY

Outside, the garden is private, established and beautifully put together.

Approximately 40 metres by 20 metres, it has been carefully landscaped to create a series of attractive areas rather than one large open space. A central lawn is framed by deep, mature borders filled with layered planting, whilst established trees and hedging create a wonderful sense of privacy.

There are places to sit in the sun and enjoy that essential G & T after work, quieter corners among the planting as well as a charming summerhouse tucked into the garden. The overall effect is polished without feeling overly manicured; it is a garden that feels mature, colourful and very much part of the house.

Dry-stone walling to two boundaries reinforces the Cotswold character, whilst a timber boundary sits to the remaining side.





GARAGE, PARKING & PRACTICALITY

Outside Silverley House is eminently practical.

There is private parking together with a substantial double garage measuring approximately 18'11" x 17'7", with additional storage above. A separate summerhouse, oil store and bin store further enhance the outside space.

The house is approached via a shared driveway, managed through a residents' management company of which each resident is a member.

Inside, the utility room neatly houses much of the practical side of the house, including the boiler, consumer unit and stopcock. There is mains drainage, mains electricity and oil-fired central heating.

For anyone working from home the high-speed fibre-optic internet connection is provided by Gigaclear running directly to the house with extremely reliable service.





LIFE BEYOND THE FRONT DOOR

Silverley House enjoys one of those Cotswold settings that gives you access to countryside almost on your doorstep. The Heart of England Way can be accessed from the front door, opening up miles of walking without needing to get into the car.

When a lunch table, rather than a walking route is called for, the current owners particularly recommend The Old Butchers in Stow-on-the-Wold, bringing one of the area's best-loved market towns within easy reach.



It is this balance that makes Silverley House so appealing: a proper Cotswold home with history and individuality, yet one that has been adapted carefully for modern life. There is space to entertain, space to retreat, a beautiful garden to enjoy and countryside waiting beyond the door.

Silverley House feels established rather than staged - characterful, comfortable and quietly luxurious, with the sort of rooms that make you want to stay in them.





WHERE TO GO WHEN YOU NEED...



Milk: For everyday essentials, Your Co-op Food Stow on the Wold in the Market Square is a handy option just up the road. There is also M&S Food To Go on Station Road for quick top-ups, whilst Stow itself has plenty of independent food shops and bakeries for something special.



Weekly Shop: Tesco Superstore on the Fosse Way in Stow-on-the-Wold is the obvious choice for a larger weekly shop, with the town centre Co-op useful for smaller trips in between.



Walks: This is one of the real highlights of Silverley House. The Heart of England Way can be accessed directly from the front door, giving you immediate access to the surrounding Cotswold countryside without needing to get in the car.



Golf: Naunton Downs Golf Club is a convenient local option, set in open countryside near Naunton and easily reached from Silverley House.



Gym/Fitness: For a traditional gym, The Bourton Leisure Centre “Freedom Leisure” in Bourton-on-the-Water offers gym and leisure facilities. Closer to home, BCORE Pilates near Stow offers a more boutique option, whilst Wellnesity runs Pilates classes from St Edward’s Hall in Stow.



Dinner & Drinks: For an easy village supper, The Golden Ball Inn is right in Lower Swell. Stow-on-the-Wold then gives you plenty more choice, including The Old Butchers, a particular favourite with the current owners, as well as The Porch House and The Old Stocks Inn for drinks or dinner in the centre of town.



Schools: Swell C Of E Primary School is in Lower Swell itself and caters for children aged 2–11. For secondary education, The Cotswold School in Bourton-on-the-Water is one of the principal local options. The wider North Cotswolds also offer a strong choice of independent schools within reach.

THE FINER DETAILS

Grade II Listed, dating from
the mid-19th century

Approximately 2,077 sq ft,
plus a 334 sq ft double garage

Three bedrooms,
including an en suite

Private parking and double garage
with storage above

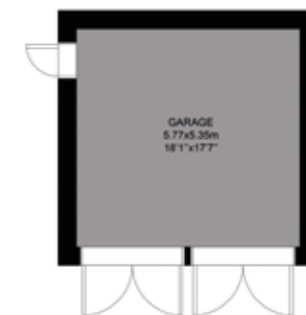
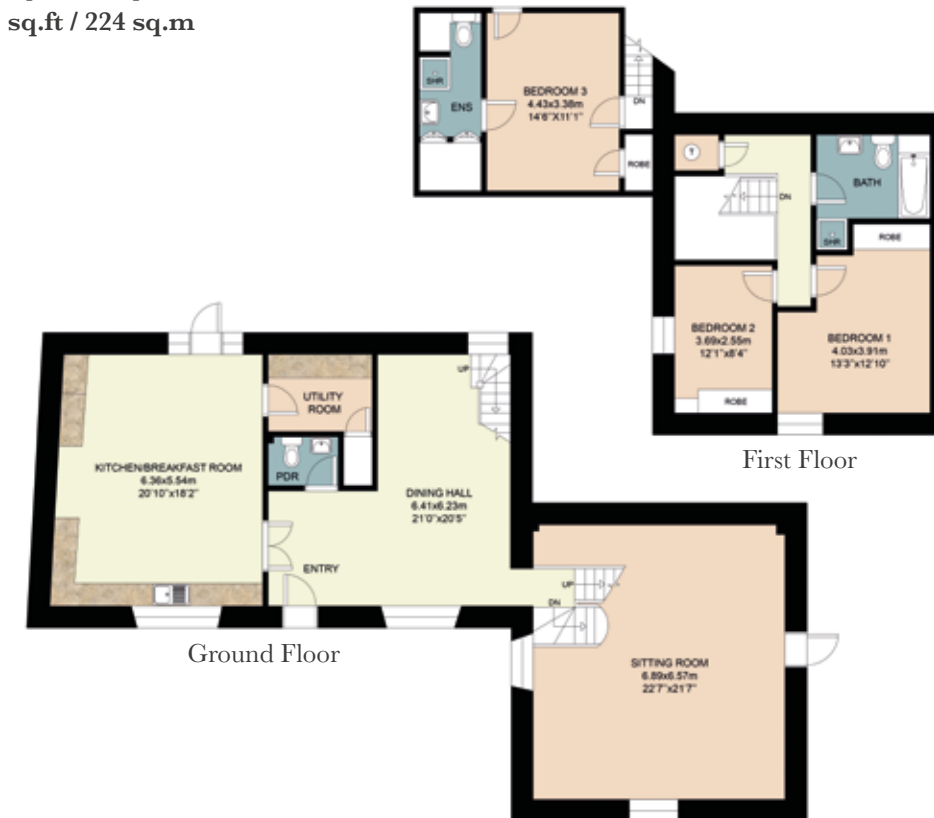
Services: mains electricity,
mains water, mains drainage
and oil-fired central heating



Approx. Gross Internal Area: 2077 sq.ft / 193 sq.m

Garage: 334 sq.ft / 31 sq.m

Total: 2411 sq.ft / 224 sq.m



(Not shown in actual location/orientation)

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared September 2026.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



Scan me to book a viewing
or call the Stowhill Estates Team on:
01242 384444 | contact@stowhillestates.com



STOWHILL ESTATES

What Three Words: [///forensic.breathed.glare](#)