



WHITFIELD HOUSE

Wood Stanway, near Winchcombe and Broadway in the Cotswolds



A STUNNING GEORGIAN COTSWOLD COUNTRY HOUSE

The Main House

Ground Floor

Entrance hall • Drawing room • Dining room • Sitting room • Study Kitchen/orangery • Pantry • Two Cloakrooms • Laundry and Two Boot rooms

First Floor

Principal bedroom suite with two en suite bathrooms and dressing room • Three further bedroom suites with en suite bathrooms and one with dressing room

Second Floor

Bedroom suite five • en suite bathroom and separate dressing room/study

Coach House

Reception hall • Sitting room • Kitchen/dining room • Laundry • Cloakroom • Two first-floor bedroom suites with en suite bathrooms and dressing areas

Self-Contained Bothy

Open plan living / sleeping space, kitchen area and a modern toilet and shower room

Gardens and Grounds

The garden has recently undergone a full landscape transformation costing in excess of £500,0000 • Driveway with electric gates and generous parking areas • Formal lawns with mature trees • Terraces to the front and rear • Beautifully planted borders • Fenced paddock • Outdoor kitchen area

Outbuildings

Workshop • Barn • Various stores including WC and sinks • Beautiful views towards the northern slopes of the Cotswold Escarpment and Dumbleton Hill

In all, approximately 5 acres

SITUATION

Whitfield House enjoys a prime position in the quintessential Cotswold village of Wood Stanway, perfectly situated between Broadway and Winchcombe, both of which offer a wide range of everyday amenities. Set beneath the Cotswold escarpment, the village is a picturesque collection of traditional Cotswold stone cottages centred around a peaceful and charming village street.

The nearby village of Toddington provides a local shop and public house, while Broadway and Winchcombe offer a wider selection of facilities, including independent shops, cafés, restaurants, butchers and delis. Cheltenham, approximately 10 miles away, is a renowned Regency spa town with an outstanding array of cultural, educational and leisure amenities. It is especially celebrated for its elegant architecture, landscaped gardens, boutique shopping and prestigious schools, including Cheltenham Ladies' College, Cheltenham College and Dean Close.

The surrounding countryside, designated an Area of Outstanding Natural Beauty, provides superb opportunities for walking and riding. Close by, the magnificent Stanway House is celebrated for its fine Jacobean architecture and remarkable gravity-fed fountain, reputed to be the tallest in the world. The exquisite gardens at Hidcote Manor and Kiftsgate Court are also nearby, offering beautiful displays throughout the seasons. The charming towns of Broadway and Winchcombe feature historic streets filled with independent shops, galleries and inviting places to eat, alongside access to the Gloucestershire Warwickshire Steam Railway, with steam trains running to Cheltenham races in just 35 minutes. For cultural pursuits, Longborough Festival Opera presents acclaimed performances in an intimate rural setting, while Stratford-upon-Avon, the birthplace of William Shakespeare, is within easy reach.

Transport connections are excellent, with Junction 9 of the M5 at Tewkesbury offering straightforward access to Birmingham and Bristol and beyond. Mainline rail services to London Paddington are conveniently available from both Kingham and Moreton-in-Marsh.

Distances (approx.)

Winchcombe 4 miles, Broadway 6 miles • Cheltenham 10.5 miles • Moreton-in-Marsh 12 miles Oxford 40 miles • Birmingham 52 miles • Bristol 56 miles • London 94 miles





WHITFIELD HOUSE

A stunning Grade II listed country house, Whitfield House dates from the 18th century with later additions. Formerly the vicarage to St Peter's Church - a historic building with origins in the 12th century - the property was once part of the estates of the Abbots of Tewkesbury before being sold by the Church in 1932.

Constructed of traditional Cotswold stone beneath a principally stone-tiled roof, it features elegant sash windows and attractive gabled dormers that sit beautifully within its idyllic rural surroundings. The house has been recently completely renovated to blend classic period charm with modern comforts.

The interiors are light and refined, benefiting from a largely southerly aspect overlooking the formal gardens, with careful detailing enhancing the original features alongside high-quality flooring and bespoke window dressings. Arranged over three floors, the accommodation is centred around an impressive staircase hall with panelled walls and a fine 18th-century oak staircase, leading to a series of elegant and versatile reception rooms.

The bespoke kitchen is superbly appointed with extensive fitted cabinetry, composite work surfaces and integrated Miele appliances, complemented by limestone flooring, and flows seamlessly into a striking Vale Garden Houses orangery - creating an exceptional space for dining and entertaining with views over the gardens. Well-proportioned bedroom suites are arranged across the upper floors, each enhanced by stylish contemporary en suite facilities.





Cellar

Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area
 Whitfield House = 542.1 sq m / 5835 sq ft
 Cellar = 32.9 sq m / 354 sq ft
 Total = 575 sq m / 6189 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.

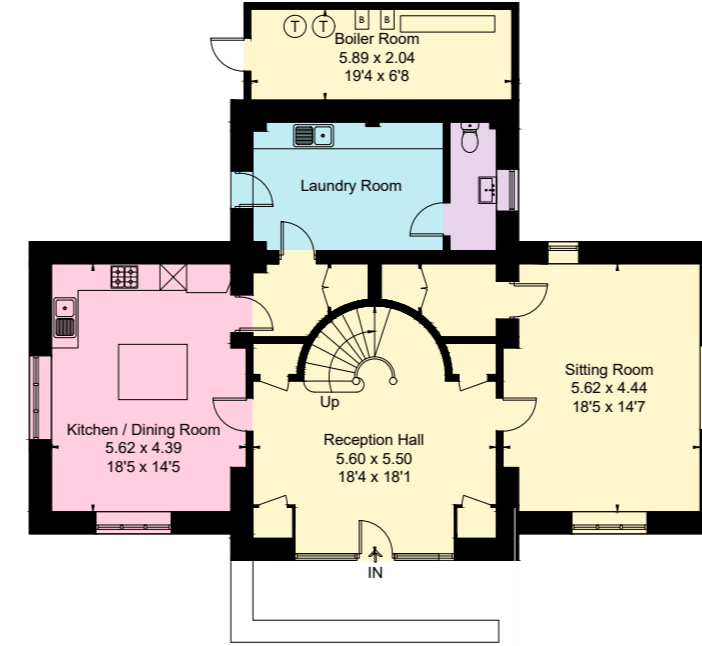


COACH HOUSE, BOTHY AND OUTBUILDINGS

An impressive Cotswolds Coach House, thoughtfully designed to complement the main property provides highly versatile accommodation over two floors, connected by an elegant sweeping oak staircase. It is well suited for family, guest or staff use with 2 beautiful bedroom suites and a large kitchen, utility and living area.

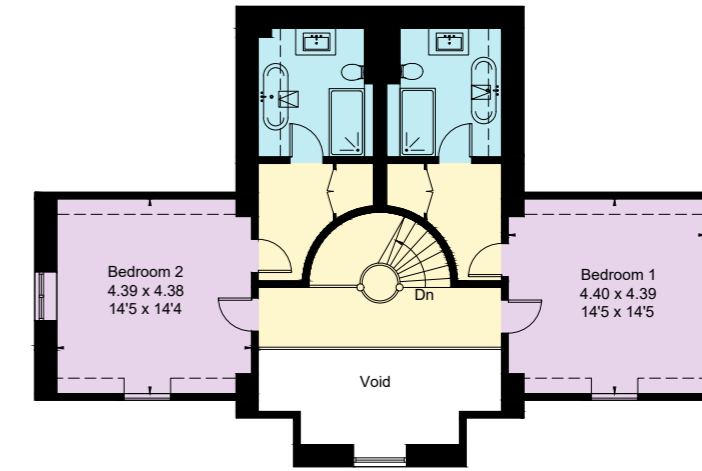
The Cotswolds stone Bothy provides a comfortable self-contained, open-plan living space including a kitchen and a shower room.

The outbuildings include a superb Barn, which is fully insulated, heated and alarmed. It has large sliding doors with electromagnetic locks that provide excellent security, access and versatility. The property also includes a substantial workshop and garden stores including a convenient WC and kitchen area.



Coach House - Ground Floor

(Not Shown In Actual Location / Orientation)

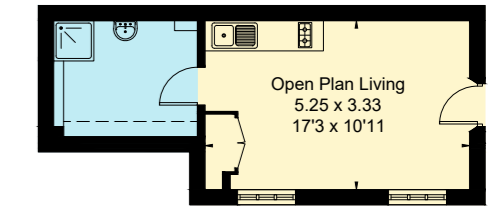


Coach House - First Floor



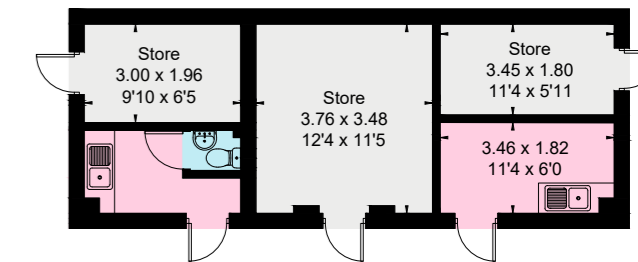
Workshop / Barn

(Not Shown In Actual Location / Orientation)



The Bothy

(Not Shown In Actual Location / Orientation)



Garden Stores

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
Coach House = 183.6 sq m / 1976 sq ft

Garden Stores = 41.1 sq m / 442 sq ft

The Bothy = 24 sq m / 258 sq ft

Workshop = 41.6 sq m / 447 sq ft

Barn = 70.5 sq m / 759 sq ft (Excluding Shed)

Total = 177.2 sq m / 1906 sq ft

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GARDENS AND GROUNDS

To the south of the house, the formal gardens are beautifully arranged, centred around a substantial terrace ideal for outdoor entertaining, complete with an outdoor kitchen area and garden lighting. A level lawn, with mature trees and established planting, creates a classic and peaceful setting. Thoughtfully positioned seating areas provide secluded spots from which to enjoy differing views across the beautiful gardens and surrounding countryside, while a charming stream runs through the garden and along the western boundary, adding a gentle natural feature. A small orchard is accompanied by a brick and timber greenhouse and 4 large, raised vegetable beds.

The property includes generous outside parking for approx. 10 to 15 cars. The flat parking areas are laid with 10mm golden gravel.

Beyond attractive stone piers topped with pineapple finials lies a useful fenced paddock. The bottom third of the paddock contains circa 30 fruit trees, including apples, pears, cherries, Asian pears and meddlers.

At the front of the property, a newly landscaped par terre with elegant sculpture is the focal point from the electric gated entrance and the main and coach houses.

The whole property benefits from CCTV, Fire and house alarms, garden lighting and some automated irrigation.

The entire property also benefits from an outstanding, professionally managed, 1GB full fibre broadband service. WiFi is available throughout the property (including some garden areas), via wired CAT-6 access points, providing a fast, reliable internet service on-demand.

In total, the property extends to approximately 5 acres.



PROPERTY INFORMATION



Council Tax band: H

Services: Mains water and electric, Private drainage, LPG, Gigaclear fibre broadband.

Tenure: Freehold

We would be delighted
to tell you more.

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