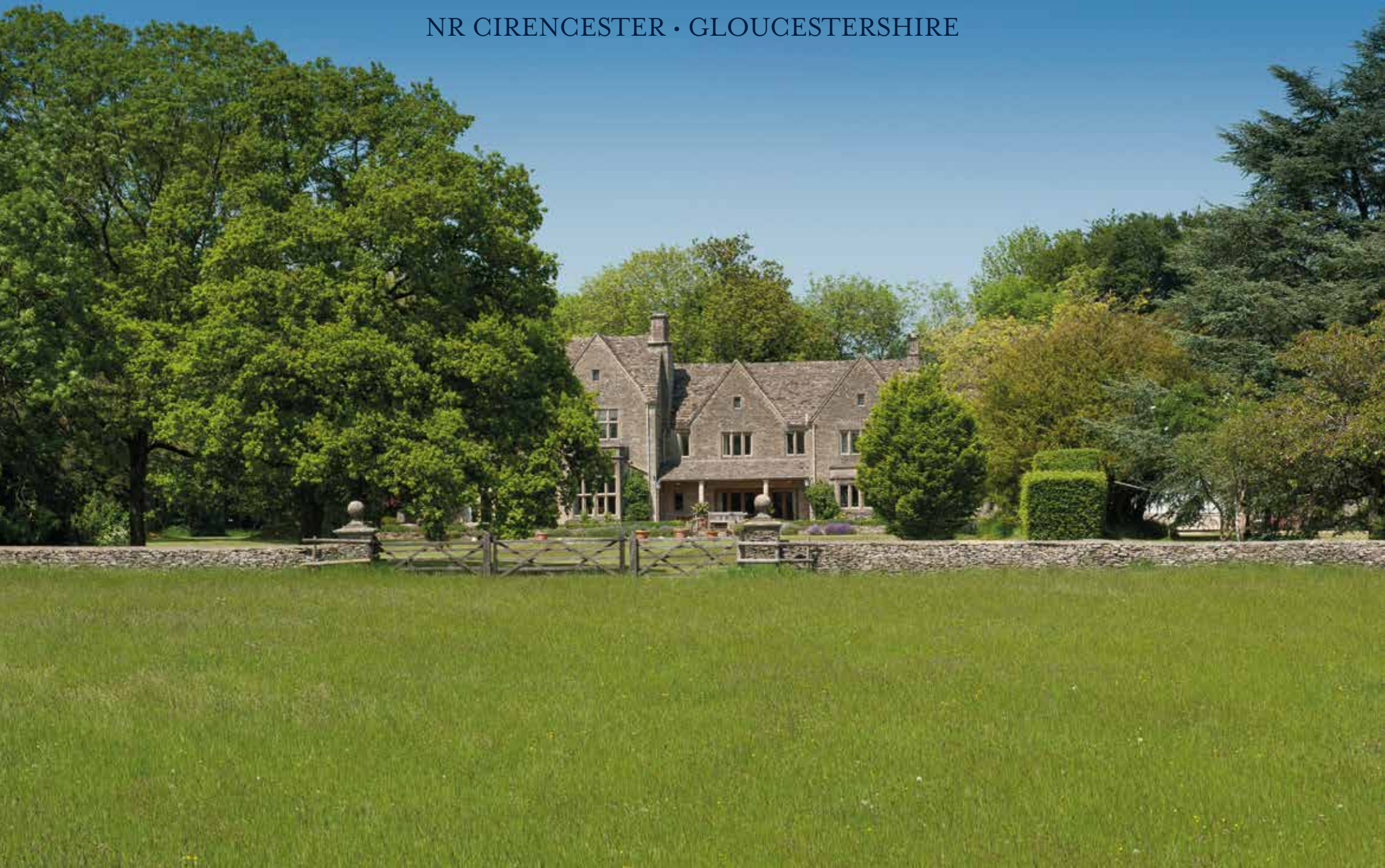


WARRENS GORSE HOUSE

NR CIRENCESTER • GLOUCESTERSHIRE





WARRENS GORSE HOUSE

DAGLINGWORTH • GLOUCESTERSHIRE

An impressive Grade II Cotswold Arts and Crafts country House.

Cirencester 3 miles • Kemble station 9 miles (trains to London Paddington from 78 mins) • Oxford 38 miles • London 97 miles
(all distances and times are approximate)

Ground floor: Porch • Outer hall • Inner hall • Dining room • Breakfast room • Drawing room • Sitting room • Kitchen • Utility room • Playroom • Larder
Boot room • Utility Room • Cloakroom • 3 x Stores and workshop • Outside cloakroom

First floor: Master bedroom with en-suite bathroom and dressing area • 4 Further Bedrooms • 2 Further Bathrooms (1 en suite)

Self contained flat with sitting room, kitchen, 2 bedrooms, 2 bathrooms (1 en suite)

Swimming Pool • Tennis Court • Pond • Orchard • Kitchen Garden • Field • Woodland

In all 15.3 acres.



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SITUATION

Warrens Gorse House is surrounded by 15 acres of its own land surrounded by farmland and wooded areas, on a lane between the hamlets of Daglingworth and Perrotts Brook. It is just a few miles north of the well known town of Cirencester, an attractive and popular town with many cafes, restaurants and shops as well as a large Waitrose.

The many recreational pursuits in the area include sailing at the Cotswold water park, boating on the river Thames, hunting with the VWH and Cotswold Hunt, polo at Cirencester park, golf at Cirencester, South Cerney and Minchinhampton and theatres in Cheltenham, Oxford and Bath. There is also a good selection of schools in the area, both state and private, including Beaudesert Park, Westonbirt School, Hatherop Castle, Rendcomb College and Prior Park in Cricklade. As well as those schools and colleges in Cheltenham and Oxford, there are Grammar schools in Cheltenham and Stroud.

Warrens Gorse House is also well located for major transport links with junction 11a of the M5 only 17 miles away and junction 15 of the M4 only 20 miles away.

HISTORY

Warrens Gorse House was designed in 1922 by Norman Jewson, an architect and craftsman of the Cotswold group of the Arts and Crafts movement. The most distinguished of the second generation of the circle he was apprenticed to Ernest Gimson and settled in Sapperton at the turn of the twentieth century, remaining in the Cotswolds for the rest of his life. The house was designed and built for the Honorable Philip Aubrey Price, a well known polo player of his day who invented the "Hurlingham Clock" designed to ring a bell every ten minutes. However many revisions to the original house, including the removal of the leaded light windows at the back of the house, are the renovations of Sir Leonard Lord in the 1960s. Sir Leonard Lord is credited with successfully launching the Morris motor factory in Cowley with William Morris in the late 1920s before moving to rival firm Austin Motors in the late 1930s. He was a successful business man who managed factories making Lancaster bombers and Spitfires during the war. The current owners of Warrens Gorse House have the architect plans commissioned by Sir Leonard Lord, shedding further light on the wonderful evolution of this most individual house. The house is mentioned Kingsley-and-Hills country houses of Gloucestershire volume 3.

DESCRIPTION

The dry stone walls on the approaching lane curve inwards to form the main entrance to Warrens Gorse House. Through an automated gate, the drive leads through the grounds arriving at a circular forecourt. Warrens Gorse House is an impressive Cotswold stone building, built from limestone with a Cotswold stone tile roof. It follows a traditional style with three gables and a two storey entrance porch to the front of the house. The house is roughly square in proportion with what was originally a service wing to the left. The main entrance to the house is through an impressive studded plank door within the entrance porch.

Warrens Gorse House is an intriguing house with many beautiful features from the early twentieth century when the house was designed and built. Of particular note is the original Arts and Crafts open well staircase featuring carved newels of a squirrel, fox and rabbit and charming panel doors with leather pull timber latches. The many stone mullion windows to the front and back of the house provide ample light and views across the extensive grounds. Most windows benefit from secondary glazing.

ACCOMMODATION

GROUND FLOOR

The house has a warm and welcoming character, with rooms flowing from a central hall with a stunning master staircase to a partly galleried landing. Norman Jewson is said to "have liked to surprise" and the house has a few enjoyable quirks which reflect this. A stone floor porch leads to an outer hall and a capacious inner hall with wood panelling and exposed wood beams throughout. Double doors lead dramatically into an elegant **Dining Room** with a carved stone fireplace and French windows leading to a loggia overlooking an ornamental pond in a formal lawn. Continuing to the right of the hall, is a magnificent **Drawing Room** with double height ceilings, windows to the full height and an inglenook fireplace with stone surround in the recess of the room. The room features panelled walls, within which is another door leading through to what was originally the organ room, now used as a **Study**, with full height windows to one wall and fitted bookshelves. From the hall and next to the drawing room is a comfortable **Sitting Room** with lower ceilings, fitted book shelves and a stone surround fireplace. Interestingly a window sits above the fireplace as the flue bends to the right. From the hall is a charming wood panelled **Cloakroom**.

A bright and airy **Kitchen** is situated next to the dining room, with painted panelling, granite worktops, lower fitted cabinets, an oil fired 5-door Aga and a door leading to the loggia. A second door from the kitchen leads to the secondary wing of the house and a **Breakfast Room**. From this room is a door to an original **Larder** with slate surfaces and a Laundry. Opposite the breakfast room is a **Play Room** with door to the garden, and a useful **Boot Hall** with access to the gardens and store rooms. The main back door leads to a boiler room, **Stores** and a **Workshop**.

FIRST FLOOR

The master staircase arrives at an expansive landing in the main house from where a short flight of stairs leads to a **Master Bedroom** with dressing area and a beautiful panelled en-suite **Bathroom** with central marble surround bath. A hidden door in this bathroom leads down to a second **Bedroom**, also accessed from the main landing. Two further **Bedrooms** with fitted wardrobes and lovely views across the gardens, a **Bathroom** and a separate fifth **Bedroom** with ensuite **Bathroom** complete the accommodation in the main house.


Two doors in a hallway lead from the main first floor accommodation to the original service wing providing useful accommodation that can be separated or linked to the main house as desired. These further well proportioned rooms include 3 **Bedrooms**, 2 **Bathrooms** and a second **Kitchen**. Secondary stairs lead down from here to the back door on the ground floor.

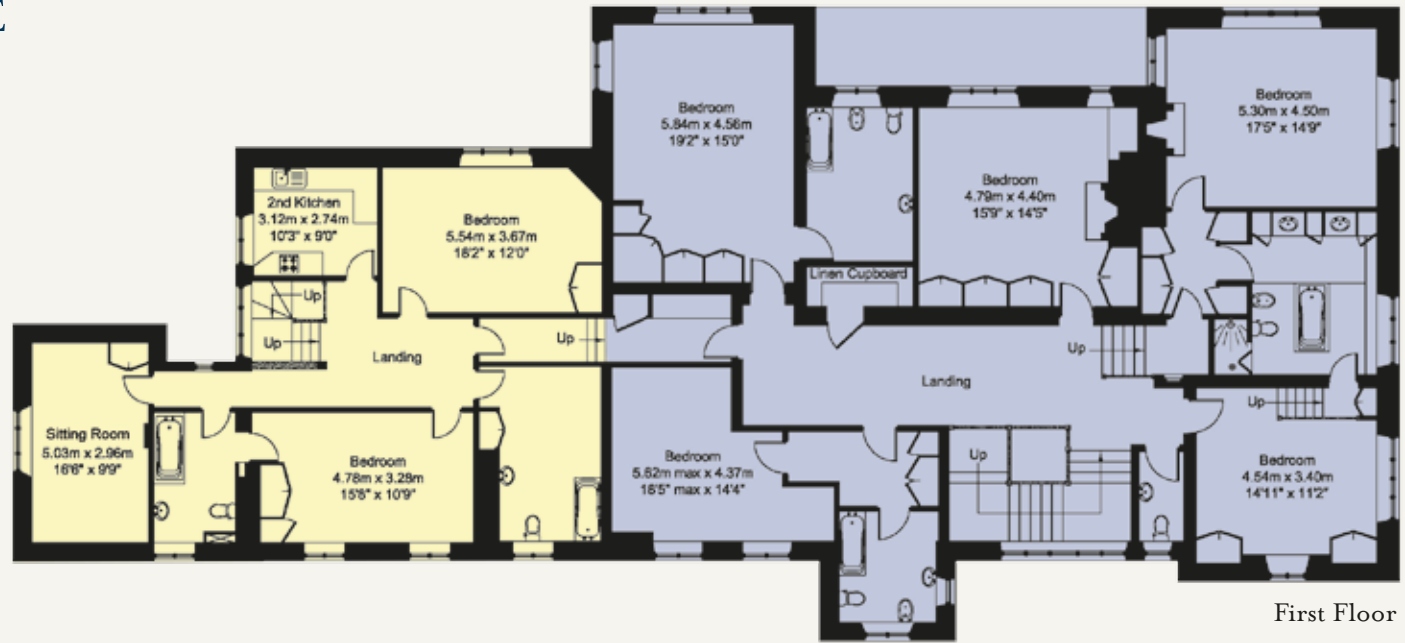


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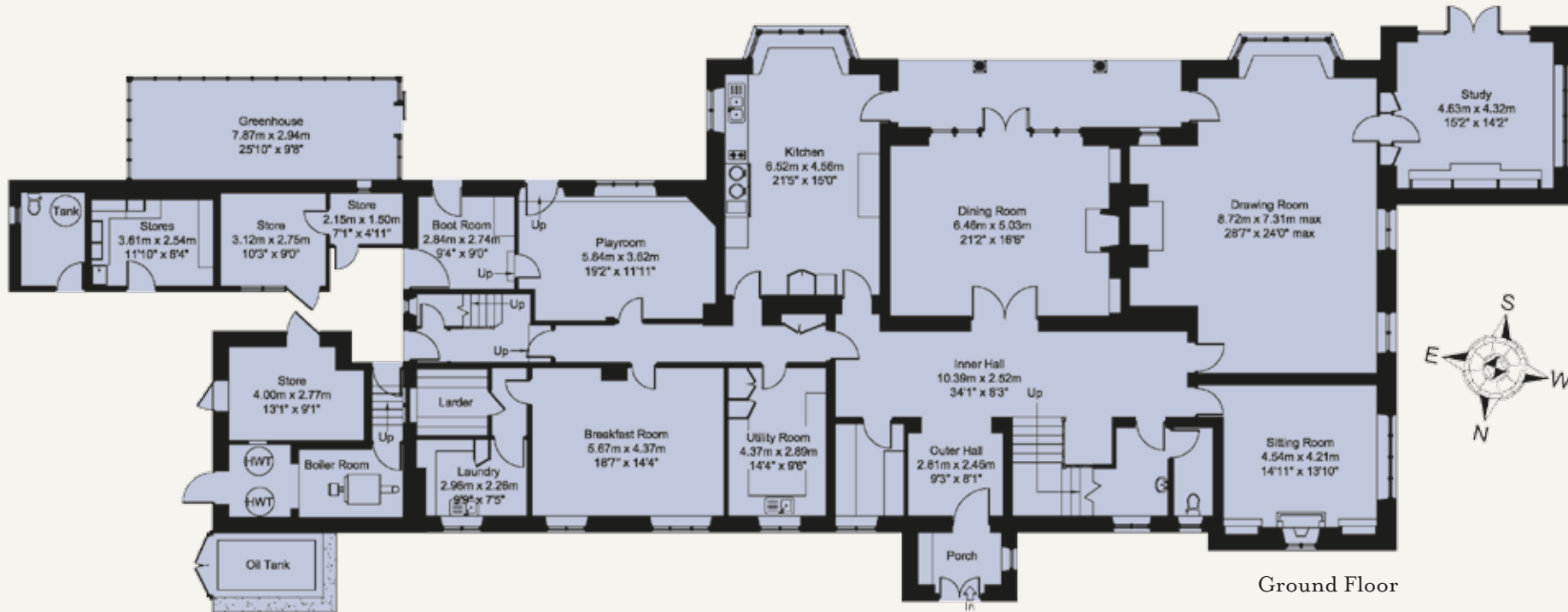
Gross internal area (approx) :-

House = 7,578 sq ft / 704 sq m

 = Reduced Headroom 1.5m/5'



First Floor



Ground Floor

GARDENS AND LAND

The grounds are bordered on three sides by wonderfully mature woodland and meadow land forming a habitat for a variety of flora and fauna, including wild orchids. The gardens are mainly laid to lawn with box hedge and gravel walkways running around the house and loggia. The loggia overlooks an elegant south facing formal lawn with a central **Pond**, home to several varieties of rare newt. Views extend across the lawn to the fields beyond separated by dry stone walls and stately stone wall gate posts mounted with ball finials.

To the right of the formal lawn and pond is a heated outdoor **Swimming Pool**, hidden from view of the house by attractive yew hedges. A hard surface **Tennis Court** is situated between the house and the stable yard, surrounded by a tall hedge with a lawn viewing area. Within the grounds are a **Kitchen Garden** and a **Greenhouse** attached to the workshop and stores.

Beyond the garden is a field which extends to a belt of woodland which forms the southern boundary.

There is further woodland adjacent to the driveway entrance.

In all the property extends to 15.3 acres.



DIRECTIONS (GL7 7JD)

(Sat Nav will not take you to the property)

From the M4 Junction 15 take the A419 towards Cirencester. Continue on the A417 around Cirencester until exit signposted Daglingworth, Bagendon, and Perrotts Brook. At the roundabout take the fourth exit signposted Warrens Gorse towards Perrotts Brook. Continue along this lane for 300 metres and the gate to Warrens Gorse House will be found on the right.

GENERAL REMARKS AND STIPULATIONS

SERVICES:

Electricity - Mains

Water - Private

Drainage - Private

Heating - Oil

LOCAL AUTHORITY:

Cotswold District Council

Gloucestershire County Council

AGENTS NOTE

The purchaser will be required to provide their own septic tank within 6 months of completion. A right of way will be reserved over a short part of the rear driveway. This is to allow access to the stables which are being retained by the vendors.

FIXTURES AND FITTINGS: All fixtures, fittings and garden statuary are specifically excluded from the sale unless otherwise mentioned within these sale particulars.

VIEWINGS: All viewings are strictly by appointment through Savills and Strutt and Parker. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

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Particulars produced August 2017. Photographs taken Summer 2013 and April 2014

