



SWAN HOUSE

WINSON • CIRENCESTER • GLOUCESTERSHIRE



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Bibury 2.5 miles • Northleach 5 miles • Cirencester 7 miles
Kemble station 13 miles (London Paddington 70 minutes)
Cheltenham 15 miles • Oxford 32 miles • London 100 miles
(All distances are approximate)

An exceptional and beautifully presented period house found in a picturesque riverside setting within a charming Cotswold village.

Reception Hall | Cloakroom | Drawing Room | Kitchen | Breakfast Room
Dining Room | Utility/Boot Room | Study

Six Bedrooms | 5 Bath/Shower Rooms

Former Stables | Hay Loft | Private Parking

Beautiful Riverside Garden with Spring Fed Trout Lake

Fishing Rights on the River Coln

In all about 1.53 acres

Savills Country Department
33 Margaret Street,
London, W1G 0JD
james.walker@savills.com
0207 409 9912

savills

Savills Cirencester
1 Castle Street, Market Place
Cirencester, Gloucestershire
GL7 1QD
acoaker@savills.com
01285 627550





Situation

Winson is a small archetypal Cotswold village, often referred to as the 'secret' village as it is situated deep in the Coln Valley, in an Area of Outstanding Natural Beauty. The village is formed by almost entirely period cottages, There are also a number of very grand country houses. The village church dates back to the 12th century and stands tranquilly at the heart of the village. The village has preserved its sense of peace and timelessness, Bibury with its village shop and post office is 2.5 miles away, whilst Northleach is 5 miles away and provides essential shops and services. Cirencester, often referred to as the Capital of the Cotswolds, is about 7 miles away and has a diverse mix of boutique shops, bars and cafes as well as a Waitrose, hospital and an excellent range of independent shops and services.

Local leisure pursuits include polo at Cirencester Park, sailing at the Cotswold Water Park, golf at Cirencester, village tennis and cricket clubs as well as many wonderful walks in the immediate vicinity. There is a theatre in Cheltenham and the town hosts many festivals throughout the year. The recently opened Barn Theatre in Cirencester has attracted nationwide attention.

There are numerous good schools within convenient driving distance including the prominent private schools of Rendcomb, Cheltenham College, Dean Close, Cheltenham Ladies College and Westonbirt. Prep schools include Beaudesert Park, Hatherop Castle and a number of local primary schools and colleges. Local pubs include The Village Inn at Barnsley, The Wheatsheaf in Northleach and The Seven Tunns at Chedworth.

The property is well positioned with excellent access provided by road and rail. Junction 15 of the M4 is within easy reach providing access to London and Heathrow airport, whilst to the North, the A40 gives access to Oxford (M40) and the M5. There is also a regular direct train service to London Paddington from Kemble or Swindon.





Description

Swan House occupies an enviable position within this admired and unspoilt village. The house is Grade II listed and is understood to date back to the mid 17th century and there has been later incorporation of the village reading room and former wheelwright's. It has only changed ownership twice since most of the village was acquired by a private family in the 1920's.

Internally the house is beautifully presented and has been sympathetically improved by the present owners. All principal reception rooms have French windows opening out onto the garden, are well portioned and along with the rest of the house are light and bright. The drawing room is an excellent size for entertaining and includes ceiling beams, and an inglenook fireplace with a woodburning stove. There is also a woodburning stove and original oak flooring in the welcoming reception hall, off which is the cloakroom and the staircase. The hand built kitchen is beautifully fitted and includes a central island with preparation sink with Zip tap and wine conditioner. For the cooking there is a 3-oven electric Aga as well as a large chef's oven, combination conventional, fan & microwave oven and wide induction hob, all by Miele. Other appliances include separate, full height fridge and freezer as well as two dishwashers. The kitchen opens out into a separate breakfast area, both having ceramic floor tiles as well as underfloor heating. Double doors lead from the kitchen into the large dining room which is capable of fulfilling a number of uses. In addition to the underfloor heating there is a contemporary woodburning stove. Adjacent is the boiler room and pantry whilst a spiral staircase leads up to the study and access to the former hayloft. A utility/boot room has built in storage space

On the first floor there are four bedrooms together with four bath/shower rooms, most of which have marble tiling. From one of the bedrooms there is an interconnecting way through to the study. A staircase from the main landing rises to the second floor where there are two further bedrooms and a bathroom, one of the bedrooms having exposed, original timber trusses. The whole house is well presented and nearly all rooms benefit from the delightful aspect which extends over the garden and river to countryside beyond.

Outside

From the village lane a gateway leads into a gravelled parking area. Here there are the former stables which are used as garden stores. Above is a former hay loft which is accessed from the house and provides good storage. Planning permission exists for their conversion into self-contained accommodation if desired.





A wide flagged terrace is accessed from the principal reception rooms. Beyond is the lawn which sweeps down to the river. The garden is partly walled and includes herbaceous borders, fruit trees including plumb, apple and pear trees. The specimen trees include acers, oak, hornbeam and a splendid weeping willow which overhangs the lake. Close by is a useful, stone built boat house which is large enough to house garden machinery and tools. There is also a stone built bothy close to the house. The riverside bank is an enchanting sitting out area and one from which to enjoy an abundance of wildlife and seasonally changing flora. There are single bank fishing rights along the 100 yards that border the garden.

In all the property extends to about 1.53 acres.

Directions

From London and the M40, leave at junction 8 and proceed west on the A40 towards Oxford. Continue on the A40 around Oxford following the signs for Cheltenham. After 26 miles you will reach the Burford roundabout, proceed straight across, still on the A40 and after 1 mile take the left hand turn signposted Bibury. In Bibury and rather than following the road left over the bridge take the right hand fork (by The Swan Hotel) towards Abington. Proceed through Abington following the signs for Winson. In the village of Winson follow the sign post "Village Only". After dropping down the hill and passing the church on the left, bear left and the house will be visible on the opposite side of the small green.

Tenure

Freehold with vacant possession upon completion.

Services

Mains water, electricity and private drainage. Oil fired boiler.

Local Authority

Cotswold District Council, Trinity Road, Cirencester

Tel: 01285 643643

Postcode

GL7 5ER

Council Tax Band

To be assessed.

Viewings

Strictly by appointment with Savills.

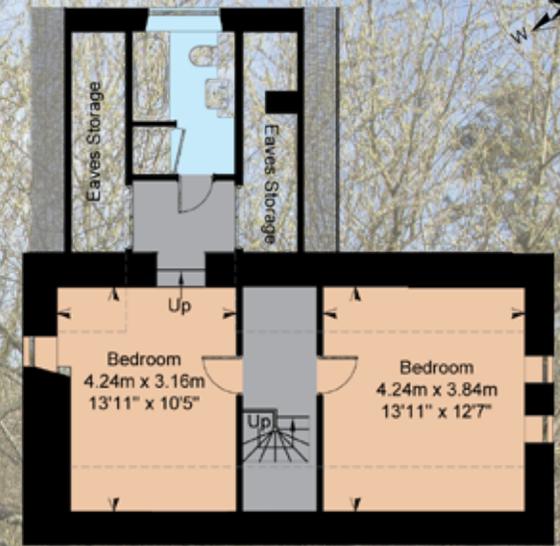
House Approximate IPMS2 Floor Area 370 sq metres / 3982 sq feet
 Hayloft 33 sq metres / 355 sq feet
 Stables 26 sq metres / 280 sq feet
 Boat House 15 sq metres / 162 sq feet

Total 444 sq metres / 4779 sq feet
 (Includes Limited Use Area 32 sq metres / 344 sq feet)

Outbuildings
 Not Shown In Actual Location Or Orientation



First Floor

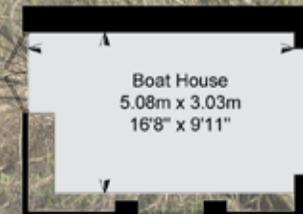


= Limited Use Area

Second Floor



Ground Floor



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