



# A splendid Grade II listed character property

**The Round House, Haresfield, Stonehouse, Gloucestershire**

Freehold





Stonehouse 4.5 miles • M5 (J12) 1 mile • Stroud 8 miles (London Paddington 1 hour 28 minutes) • Gloucester 8 miles • Cheltenham 13 miles • Bristol 31 miles (airport) Birmingham 65 miles (All mileages and times are approximate)

Sitting Room • Dining Room • Kitchen/Breakfast Room  
Cloakroom • Utility Room • 5 Bedrooms • 3 Bathrooms  
Study Area/Bedroom • Attic • Barn • The Pound • Garden  
Parking

### Description

The Round House is a timber framed property dating back to 15th Century and thought to have been a former hall house. The house was remodeled by John Rogers in 1688 who also added a separate timber framed ban. Since then the property has been renovated but still retains its inherent character and original features. These include a wealth of exposed timbers, a large bressumer fireplace and high ceilings, unusual for a property of this age.

On the ground floor there are two reception rooms and a good sized kitchen/breakfast room having direct access to the front garden. There is also a utility/boot room with cloakroom.

There are two staircases leading up to the first floor which provides three bedrooms, one with en suite bathroom, there is also a separate family bathroom and a walk-in wardrobe. On the second floor are two additional bedrooms and a family bathroom. The landing on the second floor is a good size and could be used as a study area.

The property is approached through a timber gateway with a driveway leading to a thatched barn, recently re-built due to fire damage. It is a multi-purpose building capable of fulfilling a number of different requirements. Nearby is a Grade II listed, thatched pound house.

The house faces south west with a mature garden surrounding it on mainly three sides. They are very much a feature of the property and In addition to the wide variety of tree and shrubs there are flower borders and interesting plants. The fruit trees include apple and damson.

### Situation

Haresfield is a popular village, lying at the foot of the Cotswold escarpment and below the Haresfield Beacon (owned by the National Trust and from which there are panoramic views to the Welsh Hills). The village supports a good primary school, village hall, a popular pub and a Grade II\* listed church. Nearby Stonehouse provides essential services whilst more extensive facilities can be found in Stroud where there is a Waitrose, Vue cinema and a well known farmers market.







The nearby M5 provides easy access to the Cathedral City of Gloucester, the Regency town of Cheltenham and the regional centre of Bristol. From Stonehouse there are direct rail services to London Paddington, scheduled to take from 1 hour 28 minutes.

There is an abundance of good leisure, recreational and cultural facilities and there are many state and private schools in the area including Wycliffe College, Marling, Stroud High, Beaudesert Park and the Cheltenham Colleges

#### Directions

Leave the M5 at Junction 12 and proceed as for Stonehouse. After a very short distance turn left (signposted Haresfield) and continue until you reach a T junction. Turn right and The Round House will be seen on the left hand side after about 200 yards.

#### Postcode

GL10 3EQ

#### Services

Mains water, electricity and drainage. Oil fired boiler.

#### Local Authority

Stroud District Council

#### Tenure

Freehold

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills.



## The Round House, Haresfield, Stonehouse, Gloucestershire GL10 3EQ

### Gross internal area (approx)

**Main House** 236 sq m / 2,540 sq ft

**Barn** 55 sq m / 592 sq ft

**The Pound** 13 sq m / 140 sq ft

**Total Area** 304 sq m / 3,272 sq ft



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