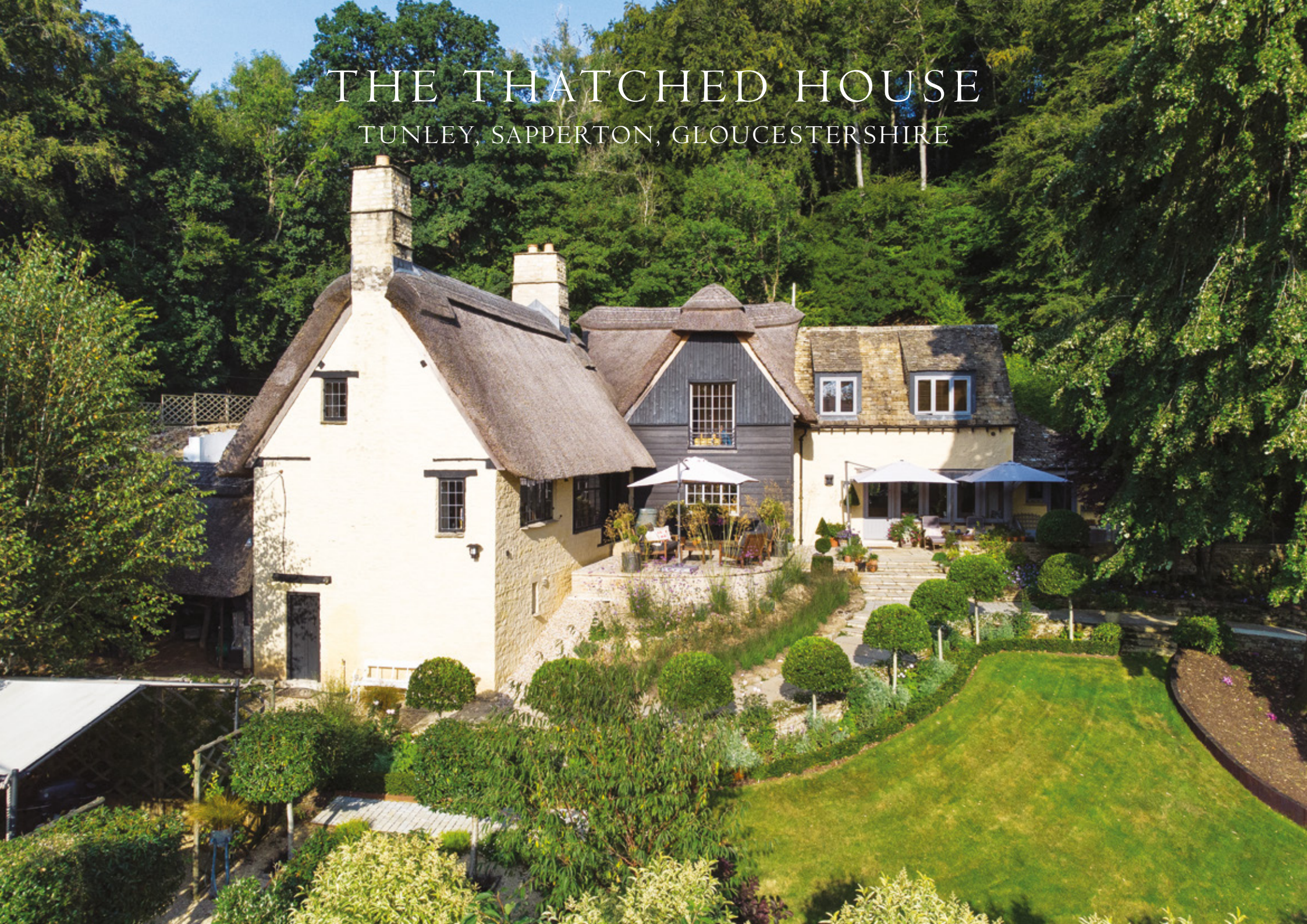


# THE THATCHED HOUSE

TUNLEY, SAPPERTON, GLOUCESTERSHIRE





# THE THATCHED HOUSE

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AN IMPORTANT ARTS AND CRAFTS HOUSE OF UNIQUE DESIGN AND REMARKABLE  
VERSATILITY SET IN AN ENCHANTING WOODLAND LOCATION.

Ground Floor: Entrance Hall • Kitchen • Dining Room • Media Room • Study / Bedroom • Drawing Room • Sitting Room • Library / Study • Utility Room • Cloakroom

First Floor: Master Bedroom with En Suite Bathroom • Double Bedroom with Stunning Views • Dressing Room / Nursery • Large Shower Room

Outside: Stunning Landscaped Gardens • Terraces • Annex (to be constructed) • Laundry Room and Cloakroom • Wood Store • Detached Garage (Former Cottage) and Ample Parking

LOT 1 — The Thatched House and Gardens – All in About 0.65 Acres

LOT 2 — Artist’s Studio and Workshop – Available by Separate Negotiation – All in About 0.79 Acres

Cirencester 7 miles, Stroud 7 miles, Tetbury 11 miles, Cheltenham 13 miles,  
Kemble Railway Station 7 miles (London Paddington 75 minutes) , Stroud Railway Station (London Paddington 90 minutes)  
(all distances and times are approximate)



**Cirencester Office:**  
1 Castle Street, Market Place, Cirencester,  
Gloucestershire, GL7 1QD  
T 01285 627555  
E [sebastian.hipwood@savills.com](mailto:sebastian.hipwood@savills.com)  
[www.savills.co.uk](http://www.savills.co.uk)



**The London Office:**  
40 St James’s Place,  
London, SW1A 1NS  
T 0207 839 0888  
E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)

**Cirencester Office:**  
43-45 Castle Street, Cirencester,  
Gloucestershire, GL7 1QD  
T 01285 883740  
E [sam@butlersherborn.co.uk](mailto:sam@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

VIEWING

Strictly by appointment through the Joint Agents, Butler Sherborn or Savills. If there are any points which are of particular importance, we invite you to discuss them with us before you travel to view the property. Please telephone:

Butler Sherborn Cirencester Office T 01285 883740  
E sam@butlersherborn.co.uk

Savills Cirencester Office T 01285 627555  
E sebastian.hipwood@savills.com

DESCRIPTION

The Thatched House is an outstanding Listed house that has been carefully and sympathetically restored by the current owners, to an exacting standard, retaining many original period features, whilst also introducing a natural blend of contemporary design and space. The extensive renovations have utilised renowned craftsman and specialist materials throughout. It stands in an elevated position overlooking lovely gardens in an idyllic valley setting.

The Thatched House is Grade II Listed and situated in a Conservation Area and Area of Outstanding Natural Beauty.

HISTORICAL NOTE

The Thatched House, also known variously as The Thatched Cottage and Sherwood Hill, was created from two C18 cottages by Alfred Hoare Powell (1865-1960), the Arts and Crafts architect, designer and pottery-painter, who was a close associate of Ernest Gimson and Detmar Blow. Powell was the architectural pupil of John Dando Sedding, and it was here that he came into contact with Ernest Gimson and Ernest Barnsley, both of whom were also Sedding’s pupils, as well as the renowned Arts and Crafts architect Philip Webb, and figures such as William Lethaby and Detmar Blow. Powell first came to Gloucestershire to recuperate from Pleurisy, where he stayed with his friends among the group of Arts and Crafts architects, designers and craftsmen who had settled at Pinbury Park in Sapperton, including Ernest Gimson and brothers Sidney and Ernest Barnsley. He was captivated by the area, describing it in a letter home to his mother: “The peace is perfectly exquisite and wherever you look are beautiful hilly woods and wooded hills”.





Alfred Powell first took on two cottages in the hamlet of Tunley, between Oakridge and Sapperton. The date is not entirely certain, but it is known that Sir William Rothenstein rented Lyday House from Alfred Powell for several years before moving to his own house at Iles Green Farm in Oakridge in 1913, so it is likely that the move to Tunley was made, at least in part, around 1906 – 1910. The cottages were set in a secluded, wooded area, on one of the “wooded hills” which Powell loved, above a meadow which swept down below the

buildings into a sheltered combe. The peaceful setting, surrounded by nature, fed directly into the Powells’ work for Wedgwood, which primarily features naturalistic depictions of flowers, plants, trees, birds and animals. The easternmost cottage, which is now the Media Room, was soon converted to a studio, with the ceiling between the ground and attic floors removed, creating a single, full-height room, and a very large reclaimed, six-light, stone mullion and transom windows installed in the gable wall at the north end; the cottages were



reroofed in thatch, replacing earlier Cotswold stone tiles. There is some evidence that a gallery was added at one end of the studio room.

A photograph of 1921 in the Gloucestershire Archives shows the two cottages in this stage, still separate, but with their thatched roofs, uncharacteristic for the area, the buildings lime washed, and the large window in place.

The Thatched House was extended in 1982 by the addition of a kitchen wing to the south. By the early years of the C21, it had fallen into disrepair. In 2013-2017, new owners made extensive repairs, including complete rethatching in water reed; a small extension was added at the south end of the late C20 wing.



## ACCOMMODATION

The ground floor offers generous and elegant reception rooms comprising a reception hall with original spiral staircase rising to first floor landing. An impressive drawing room with large fireplace with wood burning stove, stairs to library / study and further door to a cosy sitting room with original hand carved cornicing. The kitchen / dining room with bespoke designed oak book-end veneer units is a superb space for entertaining, especially with the Oak framed window allowing a wealth of light and wonderful views overlooking the private gardens to the front. The media room is a wonderful space suitable for a variety of uses with vaulted ceiling, original flagstone floor which has underfloor heating and LPG fire. There is also a

study / bedroom, utility room, and a cloakroom all located on the ground floor. Accessed externally is the laundry room with water-softener and a further cloakroom.

On the first floor, a landing leads to the master bedroom which affords a stylish en suite fitted glass bathroom with glorious views over the gardens and beyond. A further double bedroom with impressive full height leaded windows leads off the landing as well as an exquisite marble shower room. A dressing room / nursery with generous built-in wardrobes is located off the landing with a window to the side of the house.



## OUTSIDE

Bordering the gravelled driveway with ample parking and to the rear of the house is a detached garage (former cottage) with sliding up and over doors, concrete floors with electricity / alarm connected.

To the side of the house foundations and services have been put in place for a studio / annex. Suitable for a variety of uses this would provide additional versatility to the accommodation.

## GARDENS

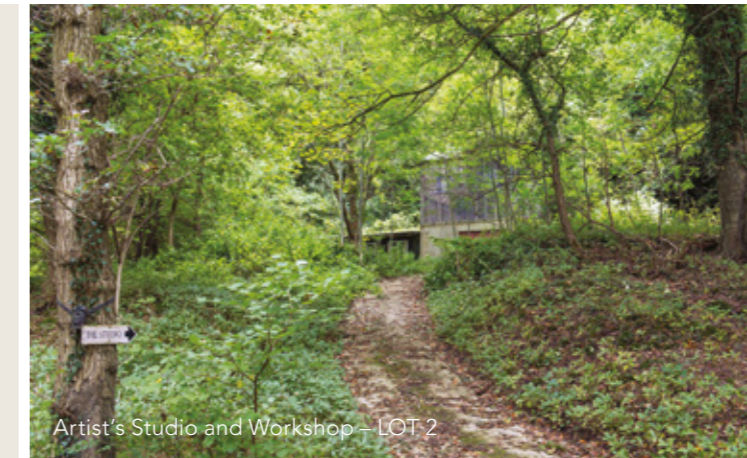
The stunning gardens have been very well designed throughout with huge care and attention and provide wonderful colour and splendour throughout the year. The interestingly and well stocked borders contrast well with the different areas of the gardens. The flowering herbaceous borders have been under planted with a mass of spring bulbs. The gardens are a balance of formal and informal with individual 'rooms' contrasting well with the varying terraced levels.





## ARTIST'S STUDIO AND WORKSHOP — LOT 2 — AVAILABLE BY SEPARATE NEGOTIATION

Located within the adjoining woodland to the north-east of The Thatched House is an Artist's Studio and Workshop. This offers possible scope to convert, subject to necessary planning consents, and is available to purchase by separate negotiation.



Artist's Studio and Workshop – LOT 2



The large Lime tree, planted by Alfred Powell, acts as a centre piece and numerous doors from the house lead directly out to the terraces. Wonderful views of the surrounding countryside and woodland can be enjoyed from almost every aspect of the garden and house.



Artist's Studio and Workshop – LOT 2

## SERVICES

The Thatched House – Mains water and electricity. Private drainage. Oil fired central heating. Under floor heating throughout the stone ground floor. Telephone and high-speed broadband (subject to the usual transfer regulations).

The Studio / Annex – services are in place.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## SITUATION AND AMENITIES

The Thatched House is situated in a peaceful setting, surrounded by beautiful countryside and woodland.

Stroud, well known for its arts and crafts as well as its weekly farmer's markets, is only 7 miles away. The area is well served by two state grammar schools as well as Wycliffe College (Stonehouse) and Beadesert Preparatory School (Minchinhampton), Westonbirt Schools, Cheltenham College and Cheltenham Ladies College. Stroud has good transport links with London Paddington, only 90 minutes by train.

The Roman town of Cirencester (7 miles) provides an excellent choice of everyday shops and other amenities. Shopping in Cirencester is highly regarded. Off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as an A & E Hospital.

Cheltenham Spa provides an extensive range of shopping and recreational facilities. It also plays host to a number of annual festivals including literature, classical music and jazz, science, cricket and of course the National Horse Racing Festival.

Road communications via the A419 / A417 dual carriageway give good access to Junction 15 (M4) at Swindon and Junctions 11a and 13 (M5) at Gloucester. Kemble Station is about 7 miles away providing regular direct rail services to London-Paddington, taking about 75 minutes. The main regional centres include Cheltenham, Gloucester, Bristol, Swindon and Oxford, all of which are within daily commuting distance. Bristol, Southampton, Birmingham and Heathrow airports (86 miles) are all just over one and a quarter hour driving away.

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Polo is played regularly at Cirencester Park. Golf courses are found at Michinhampton and Cirencester; racing at Cheltenham and Stratford-upon-Avon; with theatres at Oxford and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

FIXTURES AND FITTINGS

Only those items mentioned in Butler Sherborn’s sales particulars are included. All other items including carpets, curtains and light fittings are specifically excluded as are garden ornaments and statuary (some may be available by separate negotiation if required).

LOCAL AUTHORITY

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire, GL5 4UB T 01453 766321 www.stroud.gov.uk

COUNCIL TAX

Council Tax Band G

DIRECTIONS (POSTCODE GL7 6LW)

From Cirencester take the A419 towards Stroud. After about 4 miles bear right to Sapperton and continue on this road through the village and straight ahead down the hill. After passing the Daneway Pub on your right, bear immediately left to Bisley. Continue on this road for about 1 mile and into the hamlet of Tunley. At the bottom of the hill and before the left-hand bend, take a right-hand turning (signposted Edgeworth and Miserden) going up the hill. Continue along this lane for approximately 200 yards taking the right hand turn on an unmarked lane climbing to The Thatched House.

what3words: teaches.songbirds.dash

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: September 2021. Particulars written: September 2021 Promap reproduced from 2017 map. Brochure by wordperfectprint.com



House Approximate IPMS2 Floor Area	222 sq metres / 2390 sq feet
Attic Space	9 sq metres / 97 sq feet
Garage	19 sq metres / 204 sq feet
Wood Store	15 sq metres / 161 sq feet
Laundry Room	10 sq metres / 108 sq feet
Former Workshop / Studio	75 sq metres / 807 sq feet
Total (Includes Limited Use Area Proposed Annex)	350 sq metres / 3767 sq feet 12 sq metres / 129 sq feet 24 sq metres / 258 sq feet

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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



Artist's Studio and Workshop – LOT 2 – Available by Separate Negotiation



