

# BARTON END HALL

HORSLEY • NAILSWORTH • GLOUCESTERSHIRE



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Nailsworth 1.5 miles • Tetbury 6 miles • Kemble Station 13.5 miles • Cirencester 16.5 miles  
(All mileages are approximate)

*An exceptional Georgian House of considerable style*



## ACCOMMODATION

Reception Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room • Cloakroom

First Floor Sitting Room • 5 Bedrooms • 3 Bathrooms

Garaging • Swimming Pool  
Landscaped Gardens

**About 1 acre**



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## SITUATION

Barton End is situated just to the south of Nailsworth in the parish of Horsley, an active village with church, pub and primary school. The surrounding countryside of rolling farmland, steep sided valleys and woods remains very unspoilt and is officially recognised as being an Area of Outstanding Natural Beauty. For the traveller the M4 and M5 motorways are within 15 miles, the former at Junction 18 (Tormarton) and the latter at Junctions 13 (Stroud) and 14 (Falfield). Kemble Station is about 13 miles away and offers intercity services to London, Paddington (scheduled to take about 75 minutes).

Nearby Nailsworth and Tetbury offer an excellent range of shops and services to cater for all everyday needs. William's Food Hall & Oyster Bar in Nailsworth is a multi-award winning delicatessen as is Hobbs House Bakery. Stroud Farmers Market is also well known and is one of the largest in the country. Bristol, Bath and Cheltenham each have a wide-range of speciality shops as well as theatres, restaurants and cultural amenities. Gloucestershire is noted for its schools, both state

run and private. Of the former there is Sir William Romney's School in Tetbury, as well as The Marling and Stroud High in Stroud. In the private sector there is Beaudesert Park, a highly regarded pre and preparatory school on Minchinhampton Common, Wycliffe College at Stonehouse, Westonbirt School and Cheltenham Ladies' College.

There are a number of golf courses in the area, including the highly-regarded courses at Minchinhampton. There is an equestrian centre in Barton End and world class eventing at Badminton and Gatcombe. The Cotswold Water Park offers many opportunities for water sports enthusiasts and there is racing at Cheltenham and Chepstow. Splendid relaxation is provided at Calcot Hotel & Spa (3 miles) which offers two excellent restaurants and at the spa a gymnasium, pool and a range of top class treatments. There are many lovely walks in the surrounding countryside and at Westonbirt there is The National Arboretum.





## DESCRIPTION

Barton End Hall is a particularly fine Grade II\* Listed house being the principal part of an impressive country house. Dating back to the mid-18th century, the house possesses all the characteristics of the era including moulded door cases, doors and fireplaces. There is also excellent plasterwork in the Adam style.

Over the last eight years, the property has been considerably improved by the present owners. The house now represents a most comfortable style family home of undoubted style and character. An iconic porch and front door leads into a wonderful reception hall with an elliptical staircase to the far end. To either side are two impressive reception rooms, both with Adam style fireplaces and sash windows and shutters. The kitchen/ breakfast room has been re-fitted and opens out onto a garden terrace. There is also a larder and a utility/ cloakroom.

On the first floor is a sitting room and off the galleried landing, there are five bedrooms. The large main bedroom has its own bathroom and there are also two family bathrooms. The whole house is beautifully presented and the main rooms benefit from a southerly aspect.

## OUTSIDE

The house is approached over a private driveway which ends in a sweeping parking area to the front of the house and garage. Steps lead up to a secluded swimming pool area and terrace. The gardens and grounds complement the house and create a particularly attractive setting. In addition to the specimen trees, there are a wide variety of shrubs and flower beds. There is also a lower level lawn and a high degree of privacy throughout

## TENURE

Freehold

## LOCAL AUTHORITY

Stroud District Council

## SERVICES

Mains water, electricity and drainage. LPG boiler.

## POSTCODE

GL6 0QQ

## DIRECTIONS

From Tetbury, take the A4135 Dursley Road. At the Calcot crossroads, turn right onto the A46. Continue for 2.6 miles and the driveway will be noticed on the right hand side. From Nailsworth, follow the A46 up the hill for approximately one mile. Pass a red brick house on the right and the entrance to Barton End Hall is very shortly thereafter on the left as the road develops a left hand sweep. On entering the driveway bear almost immediately right through the gates up to the house.

## VIEWINGS

Strictly by appointment with Savills

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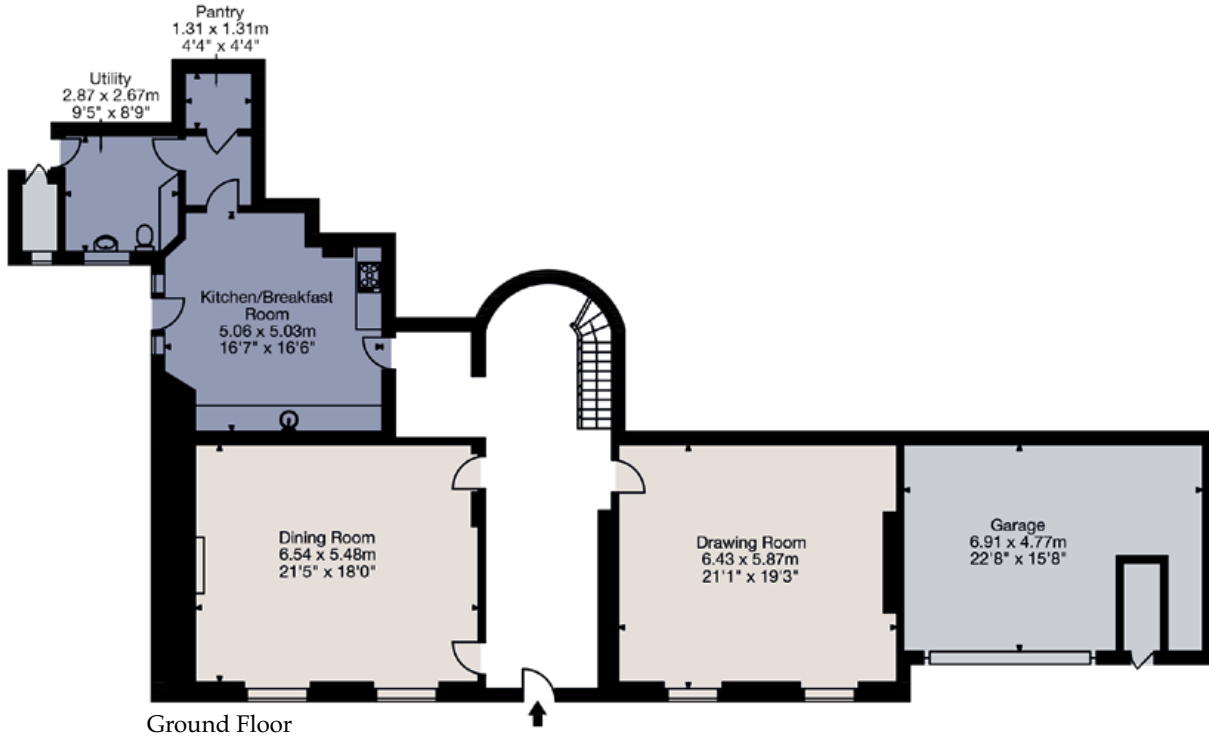
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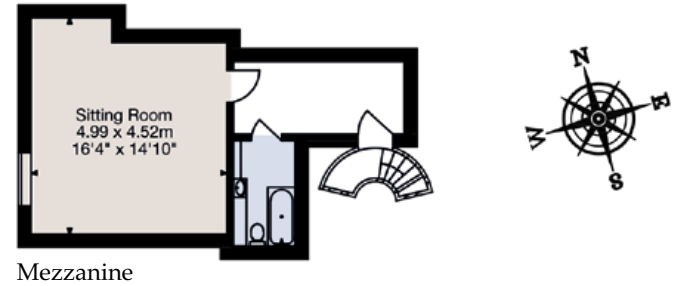
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Approximate Gross Internal Area:  
Main House: 3585 sq ft / 333 sq m. (Including garage)

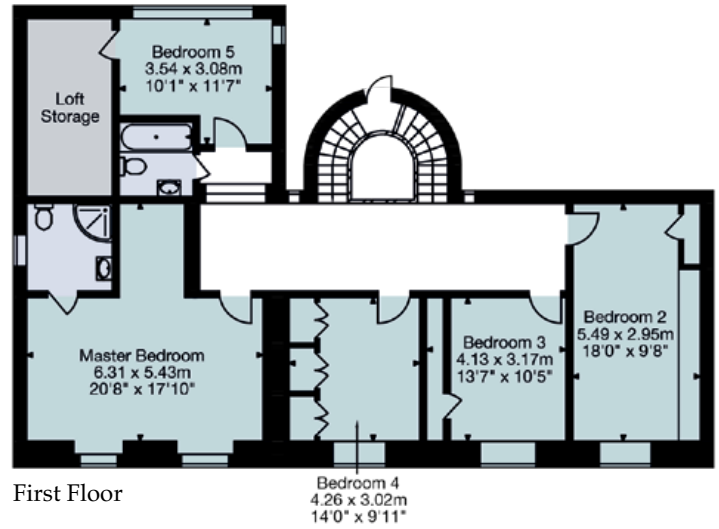
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Ground Floor



Mezzanine



First Floor





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