



WHITFIELD HOUSE

WOOD STANWAY • NEAR BROADWAY • GLOUCESTERSHIRE

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Classic Cotswold country house

Broadway 6 miles • Cheltenham 10.5 miles • Moreton-in-Marsh 12 miles (from 90 minutes)
Oxford 40 miles • Birmingham 52 miles • Bristol 56 miles • London 94 miles
(All distances and times are approximate)

The Main House

Ground floor: Entrance hall leading to staircase hall • Drawing room • Dining room
Sitting room • Study • Kitchen/orangery • Pantry • Inner hall • 2 Cloakrooms • Laundry and boot room

First floor: Master bedroom suite with 2 en suite bathrooms and dressing room • 3 further first floor bedroom suites

Second floor: Bedroom suite 5 and separate dressing room

Cellarage: Wine cellar/store and boiler room • Plant room

Coach House

Reception hall • Sitting room • Kitchen/dining room • Laundry • Cloakroom • Boiler room
2 first floor bedroom suites

Gardens and Grounds

Sweeping driveway • Formal lawns with mature trees • Clipped yew hedging
Herbaceous borders and fenced paddock

Self-contained state office • Machinery store • Adjacent open barn • Various stores.

Views towards the northern slopes of the Cotswold Escarpment and Dumbleton Hill

In all about 5 acres

HAYMAN
-JOYCE

haymanjoyce.co.uk

Broadway
28 High Street
Broadway
Worcestershire
WR12 7DT

01386 858510
Charlie Comber
broadway@haymanjoyce.co.uk

Stow-on-the-Wold
Cotswold House, Church Street
Stow-on-the-Wold
Gloucestershire
GL54 1BB

01451 832832
Robert Pritchard
stow@savills.com

savills

savills.co.uk

Cheltenham
The Quadrangle, Imperial Square
Cheltenham
Gloucestershire
GL50 1PZ

01242 548000
Christian Swaab
cheltenham@savills.com

Country Department
33 Margaret Street
London
W1G 0JD

020 7016 3825
James Walker
james.walker@savills.com



Situation and Communications

Whitfield House is situated in the quintessential Cotswold village of Wood Stanway and conveniently situated between Broadway and Winchcombe, both of which offer a range of amenities for everyday life. Wood Stanway lies under the Cotswold escarpment one mile from Stanway which is renowned for Stanway House, a Jacobean manor house owned by the Earl of Wemyss. The village comprises a small range of Cotswold stone properties situated around the village street.

The Regency spa town of Cheltenham lies about 10 miles away and provides a wide range of cultural and recreational facilities, together with excellent independent and state schools. Cheltenham is renowned for its fine Regency architecture, famous spa waters, gardens, shops and excellent schools including The

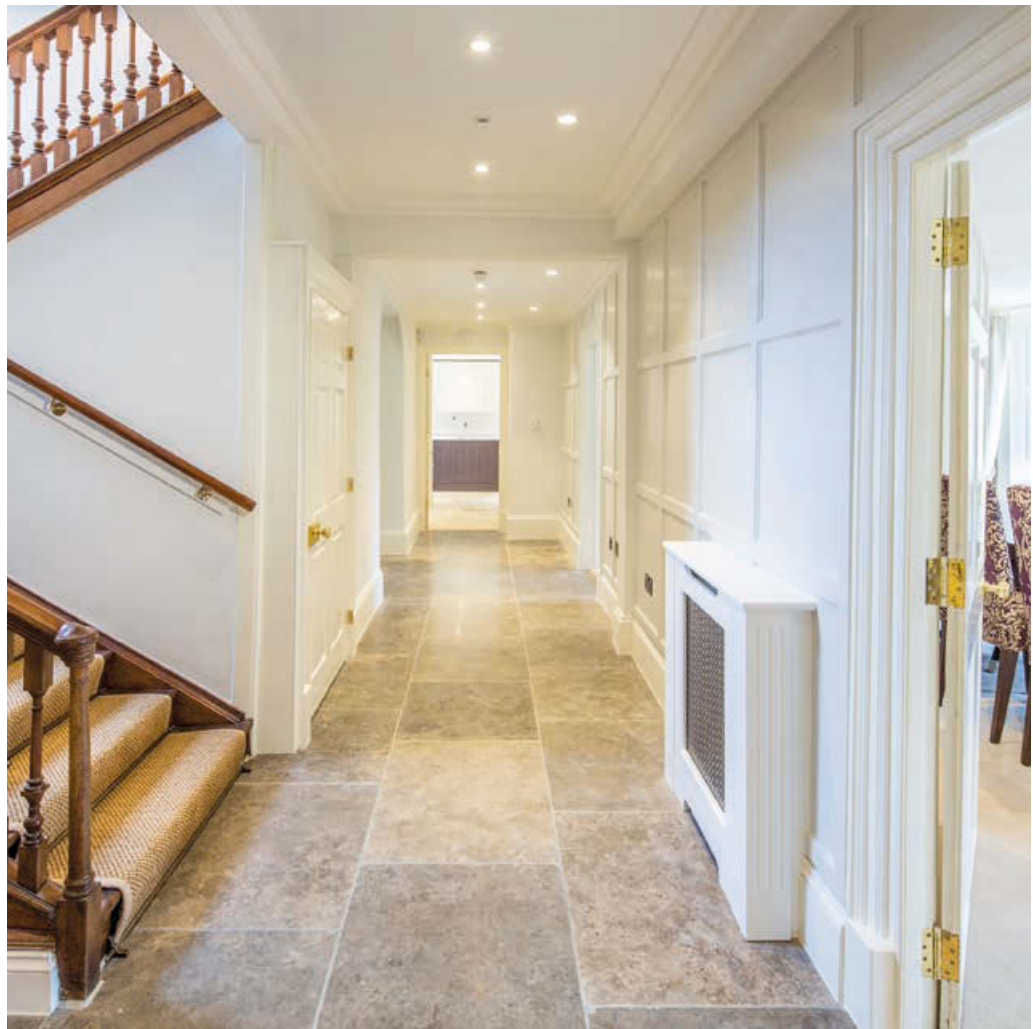
Cheltenham Ladies' College, Cheltenham College and Dean Close. There are excellent sporting, cultural and leisure amenities in the town including National Hunt racing at Prestbury Park, tennis, hockey, croquet and squash clubs in Old Bath Road, five theatres and annual science, literary and music festivals.

For those interested in country pursuits the general area provides excellent riding and walking within countryside designated as an Area of Outstanding Natural Beauty. There are exceptional sporting opportunities in the region, including golf at nearby Broadway with further courses at Naunton Downs, Stratford-upon-Avon and Lyneham. Hunting with the Heythrop and North Cotswold Hunts. National Hunt Racing at Cheltenham, Stratford upon-Avon and Warwick and polo at Cirencester. Other

sporting venues include Premiership Rugby at Worcester and Gloucester and County Cricket at Worcester.

There are several historic gardens in the immediate locality including the renowned Hidcote Manor Garden, in the ownership of the National Trust, and the highly regarded Kiftsgate Court Gardens. For the arts enthusiast Longborough Festival Opera stages performances annually during June and July and nearby Stratford-upon-Avon is home to The Royal Shakespeare Company.

Road and rail communications are excellent with Junction 9 (M5) at Tewkesbury, Birmingham, Oxford and London within easy reach and regular train services to London Paddington from Evesham and Moreton-in-Marsh.



Whitfield House

Whitfield House, which is Grade II Listed, was formerly the vicarage to St Peters Church which was built in the 12th century with the tower added in the 13th century and part of many properties and land owned by the Abbots of Tewkesbury. The house dates back to the 18th century, with later additions, and is traditionally constructed of Cotswold stone with a principally stone tiled roof and small pane sash windows and attractive gabled dormers. The house was sold by the Church in 1932. It is in a picturesque setting surrounded by beautiful Cotswold countryside and stands in very well kept gardens and grounds of just under five acres including a paddock.

The property was the subject of extensive improvement throughout 2016/2017 by a firm of well-respected local builders and now provides extremely elegant and comfortable accommodation.

The property fuses classicism with a fully integrated, state-of-the-art CCTV security system, mood lighting and integrated fire alarm.

Elegant and light throughout, the property has a mainly southerly aspect overlooking

its own formal gardens.

Great attention to detail is evident throughout the property which showcases the fine period features both on the exterior elevations and throughout the living accommodation.

Luxurious floor finishes and window furnishings have been fitted and consequently the property is ready for immediate occupation.

The principal living accommodation is set out over three floors incorporating elegant and spacious reception rooms accessed off an impressive staircase hall with panelled walls and very fine 18th century oak staircase leading to a charming landing.

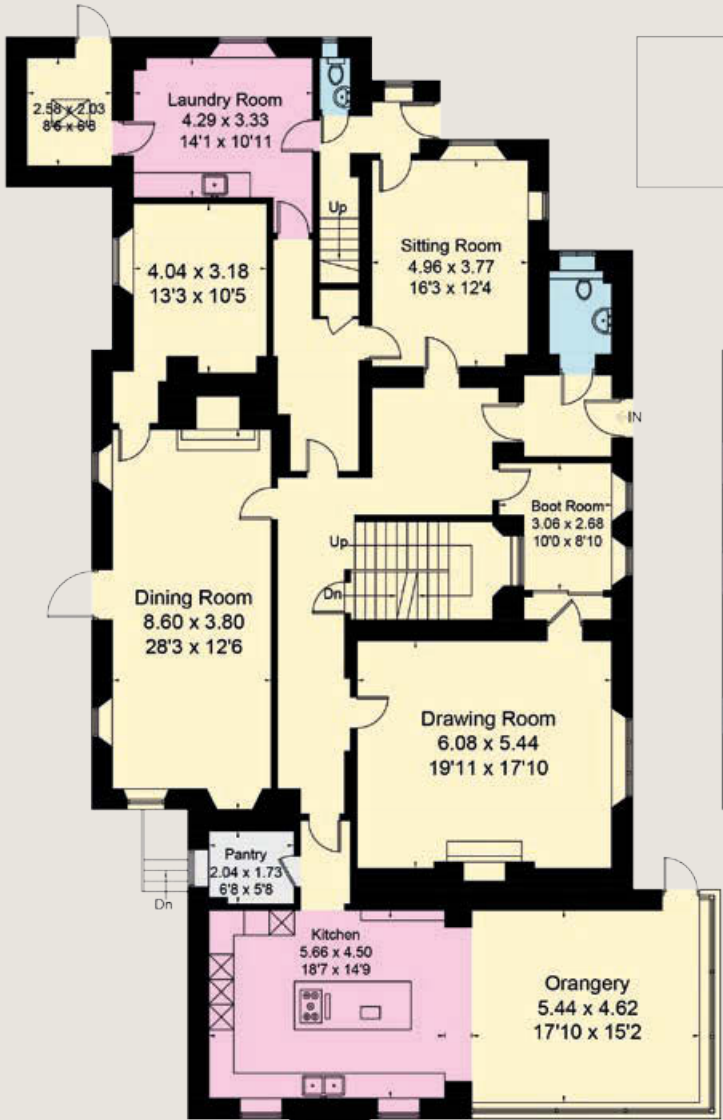
There is an impressive bespoke kitchen with an extensive range of fitted cabinets, composite work surfaces, a comprehensive selection of integrated Miele appliances and limestone floor. The kitchen is open to a magnificent orangery (by Vale Garden Houses) providing additional dining and living space overlooking the formal gardens.

Stylish bedroom suites occupy the first and second floors of the house with each en suite featuring contemporary sanitary ware.

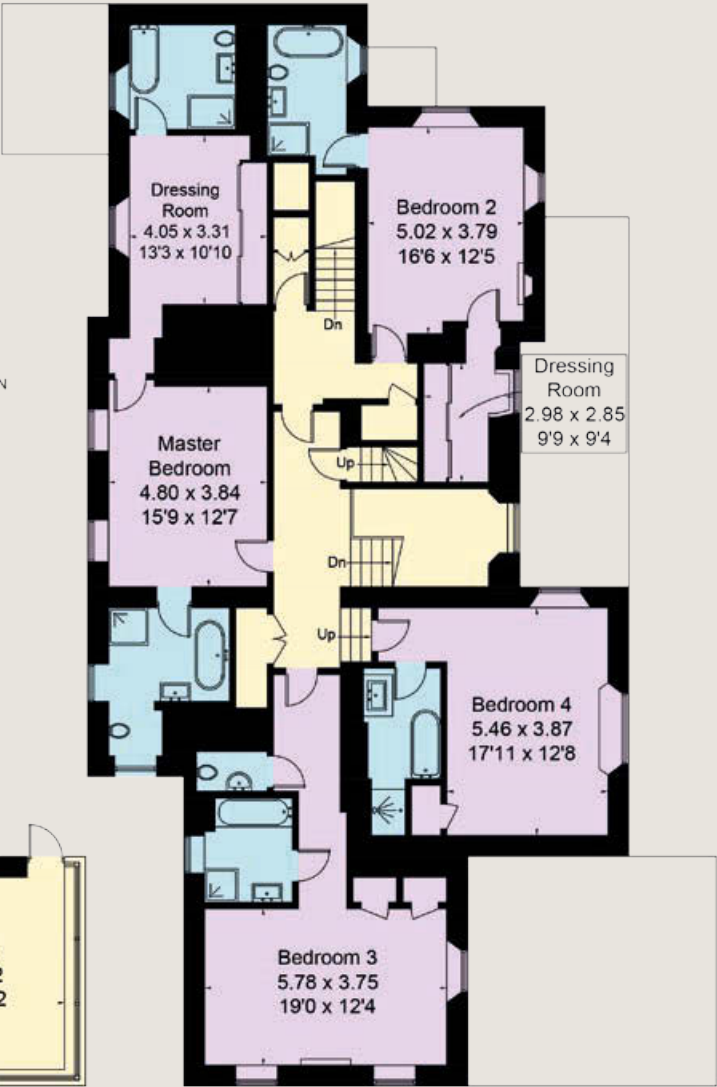


WHITFIELD HOUSE

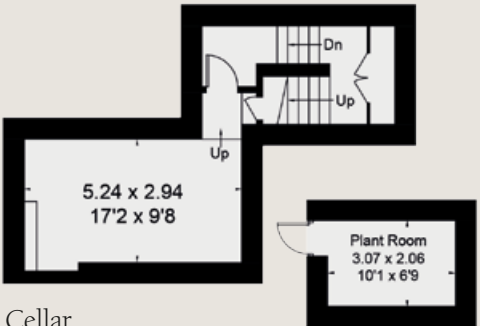
Gross internal area (approx.)
Main House = 542.1 sq m / 5835 sq ft
Cellar = 32.9 sq m / 354 sq ft
For identification only - Not to scale



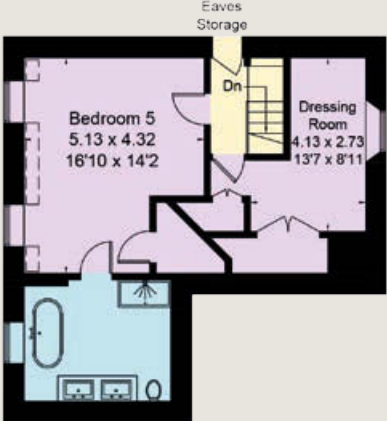
Ground Floor



First Floor



Cellar



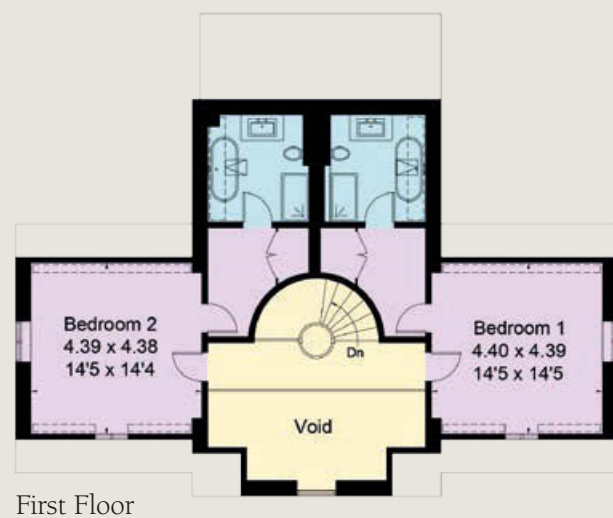
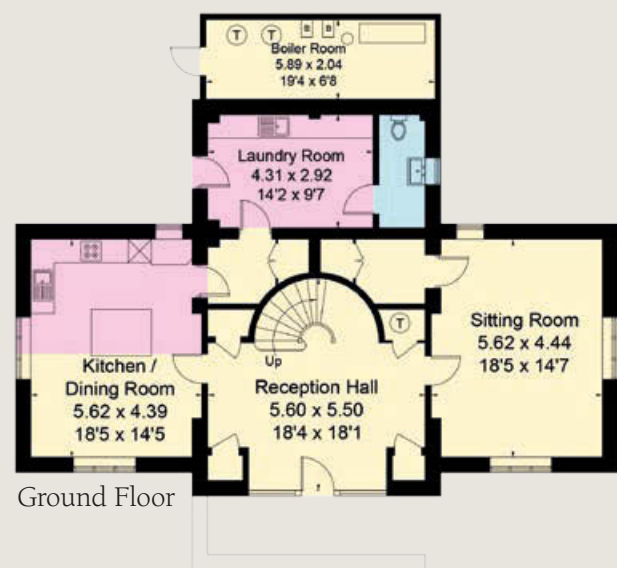
Second Floor



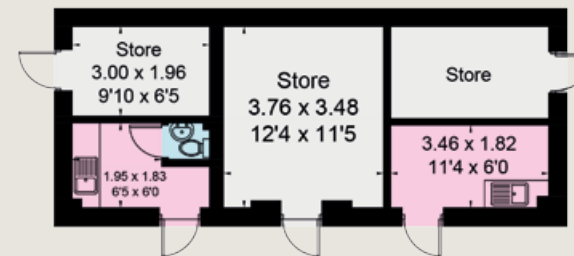
COACH HOUSE

Gross internal area (approx.)
183.6 sq m / 1976 sq ft

For identification only - Not to scale

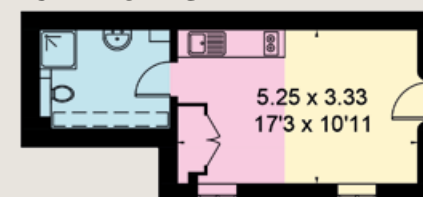


GARDEN STORE



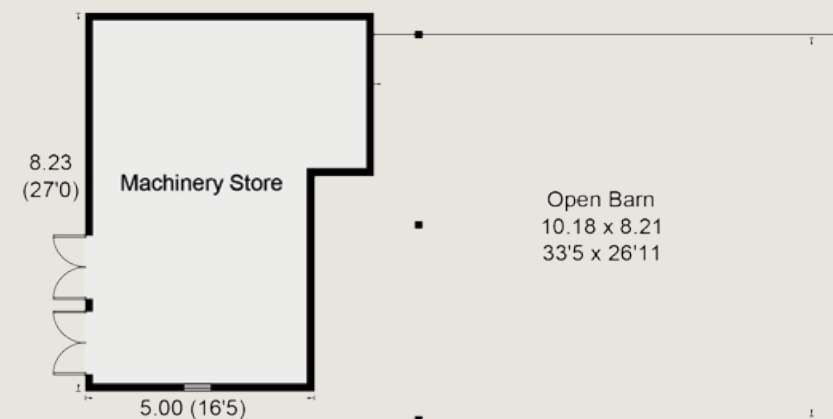
Not shown in actual location/orientation

ESTATE OFFICE



Not shown in actual location/orientation

MACHINERY STORE



Not shown in actual location/orientation

Gross internal area (approx.)
Garden Store = 41.1 sq m / 442 sq ft
Estate Office = 24.0 sq m / 258 sq ft
Machinery Store = 41.6 sq m / 447 sq ft

For identification only - Not to scale

Some former outbuildings have been demolished to make way for a magnificent newly built coach house to complement the main house and suitable for a number of uses including guest or staff accommodation or professional home office. The accommodation is set out over two floors which are connected by a fine curvilinear oak staircase.

Beyond the main house and coach house are a number of outbuildings including a superbly refitted self-contained estate office and newly constructed, temperature-controlled wine stores, gardener's WC and laundry room.

Scope exists to create an outdoor swimming pool, tennis court and garaging.





Gardens & Grounds

Whitfield House is approached through electrically operated timber gates and along a sweeping tarmacadam drive terminating on the south side of the house.

The principal drive also continues past the house providing access to a gravelled parking area.

Formal gardens lie to the south of the house and comprise a fine lawn with high clipped yew hedge, established trees and shrubs and substantial flower borders.

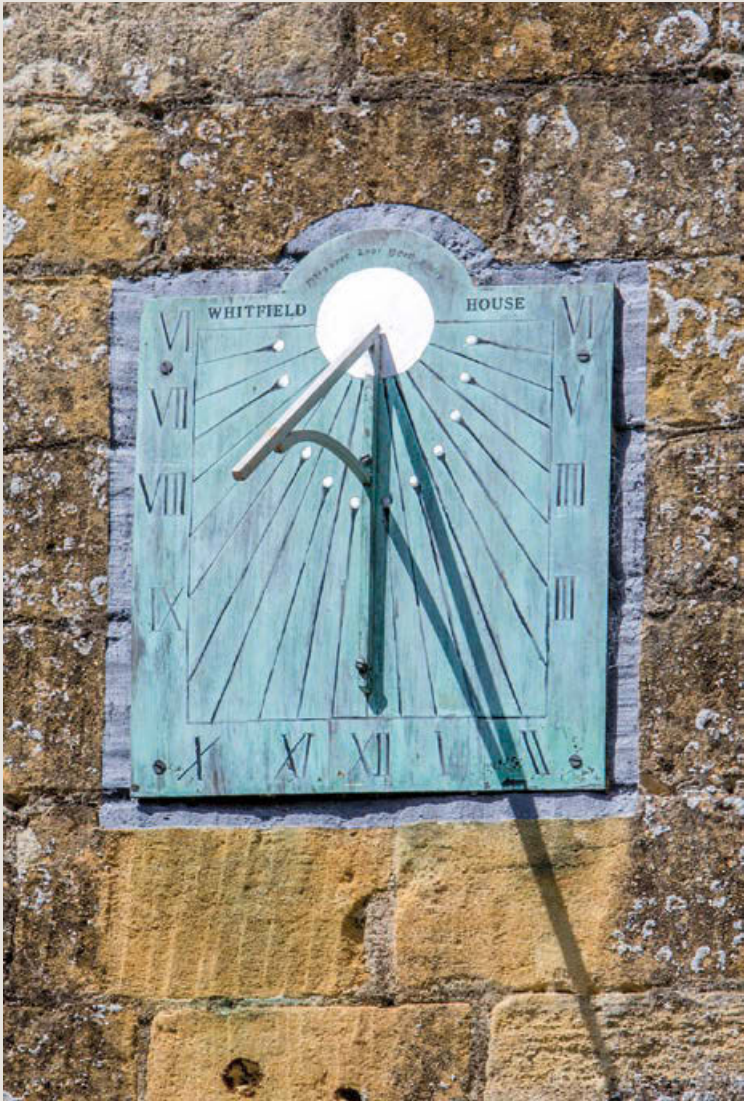
Situated around the garden are secluded seating areas offering different views of the gardens which have many attractive mature trees and enjoy further views of the surrounding countryside.

A small stream makes a feature at the top of the garden and then runs around the west side.

The manicured lawns lead the eye through stone pillars with pineapple finials to the useful fenced paddock beyond.

In all the land extends to about five acres.





GENERAL INFORMATION

Local Authority

Tewkesbury Borough Council.
Telephone: 01684 295010

Council Tax Band H.

Services

Mains electricity and water are connected. Private drainage system.
Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold with vacant possession upon completion.

Directions (GL54 5PG)

From Broadway proceed on the B4632 (Cheltenham road) to Toddington roundabout taking the first exit onto the B4077 signposted Stow-on-the-Wold and proceed for approximately one mile. At the crossroads, turn right signposted Wood Stanway by the impressive Stanway war memorial with the bronze of St George and the Dragon. Proceed into the village and bear round to the left and Whitfield House will be found on the right hand side as you climb the bank.

Viewing

Strictly by prior accompanied appointment with the agents who takes no liability for any injury caused for whatever reason whilst at the property.

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