



GLEBE HOUSE SNOWHILL





GLEBE HOUSE, SNOWSHILL

An individual and beautifully appointed Cotswold village house in a stunning setting

Mileages

Broadway 3 miles ♦ Winchcombe 9 miles ♦ Evesham 9 miles ♦ Cheltenham 17 miles
♦ Stratford upon Avon 17 miles ♦ M5 (Junction 9) 14 miles
(All distances are approximate)

Ground Floor

Entrance hall ♦ bedroom 3 ♦ large integral garage
♦ large store room

First Floor

Kitchen & breakfast room ♦ utility ♦ dining room ♦ sitting room
♦ garden room ♦ cloakroom

Second Floor

Master bedroom with en suite shower room, dressing room and roof terrace
♦ guest bedroom with en suite shower room

Large private driveway. ♦ formal gardens
♦ secret garden with summer house and hand hewn log cabin ♦ external CCTV

Total approximately 0.84 acre

SAVILLS CHELTENHAM

THE QUADRANGLE, IMPERIAL SQUARE,
CHELTENHAM, GL50 1PZ
CHELTENHAM@SAVILLS.CO.UK
01242 548000



SAVILLS.CO.UK

SAVILLS STOW ON THE WOLD

COTSWOLD HOUSE, CHURCH ST,
STOW-ON-THE-WOLD GL54 1BB
STOW@SAVILLS.CO.UK
01451 832832



SITUATION

Glebe House is situated in a prominent and elevated location within the highly desirable Cotswold village of Snowhill. The property is set back from a small lane leading up from the village green with a private driveway and surrounding gardens of approximately 0.84 acres. Snowhill has a pub and the attraction of the National Trust property "Snowhill Manor". Broadway is just 3 miles distant providing good day to day shopping as well as a wealth of quality restaurants, boutique stores and hotels. More regional shopping can be found in Cheltenham and Evesham. Communications are good with the A46 and A44 close at hand and the M5 junction 9 just 14 miles distant. Direct trains to London Paddington are found at Moreton in Marsh Station and Evesham.



DESCRIPTION

Glebe House is a contemporary take on a Cotswold village house originally built in 1971. The property enjoys beautifully appointed accommodation over three stories with the main body of accommodation on the first and second floors. The property has been designed to maximise the enjoyment of the elevated views over the village and surrounding countryside and has well-proportioned and flexible accommodation extending to approximately 2289 sqft. In 2006 the house had been painstakingly renovated with the sympathetic renovation incorporating high quality finishes throughout, including "Forbes & Lomax" light switches and plugs, stone and oak flooring. Bathrooms received "Barber" "Wilsons & Co", "Drummond" and "Lefory Brooks" sanitary-ware and under floor heating throughout. There are beautiful formal gardens with impressive terracing, woodland and a secret garden with ancillary accommodation.

Formal access to the property is via the entrance hall which also gives access to the study / further possible bedroom and to the integral garage. Adjacent to the garage is a former orchid growing room which now provides useful and sizeable storage space.

The first floor has under floor heating throughout, and provides sumptuous accommodation enjoying the outstanding elevated views. The tall windows provide good natural light throughout and there are lovely features including exposed beam work, stone mullioned windows and natural stone flooring. The stunning kitchen and breakfast room features bespoke floor and wall mounted furniture by "Chalon" together with integrated "Miele" Appliances and 4 oven Aga. Beyond is a useful utility room and rear entrance point. The dining room features French doors opening up to a Juliette balcony, optimising the elevated views. Situated opposite is the guest cloakroom. The sitting room is beautifully proportioned and centred by an elegant fireplace. Beyond is a good sized garden room providing informal accommodation and an outstanding aspect over the village. Double doors give access to the terrace and gardens.

The second floor accommodates two lavish bedroom suites with under floor heating throughout. The master bedroom itself enjoys an open terraced seating / observation area, accessed via French doors.

Glebe House is situated to the top of the village enjoying pretty grounds including formal gardens, woodland and a secret garden feature. Drystone wall, terraced gardens and stone steps lead to the woodland which has established pathways providing delightful aspects of Snowhill. The large stone terrace leading from the garden room features a raised pond, impressive beds and topiary. Further steps lead up to a further enclosed terrace currently used as a dining and seating area. Beyond this terraced area is access to the secret garden. This magical feature has a wildlife pool with waterfalls, rock courses and summer house. At the head of this feature is a hand hewn log cabin providing ancillary accommodation or hidden office.

Access to the property is via a private driveway with power to connect automated gates if required. Stone steps lead to the front door and a further flight up to the terraced area and garden room. There is also pedestrian access from the lane to the first floor level.







DIRECTIONS (WR12 7JU)

Entering the village of Snowhill from Broadway, pass the Snowhill Arms on your right hand side and take the next turning on your left which carries up past the church. After approximately 100 yards, Glebe House is found on your right hand side.

ADDITIONAL INFORMATION

Services: Mains water & electricity and drainage. Oil fired central heating. Super fast giga clear fibre optic broadband connection.

Tenure: Freehold.

Local Authority: Tewkesbury Borough Council 01684 295010

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

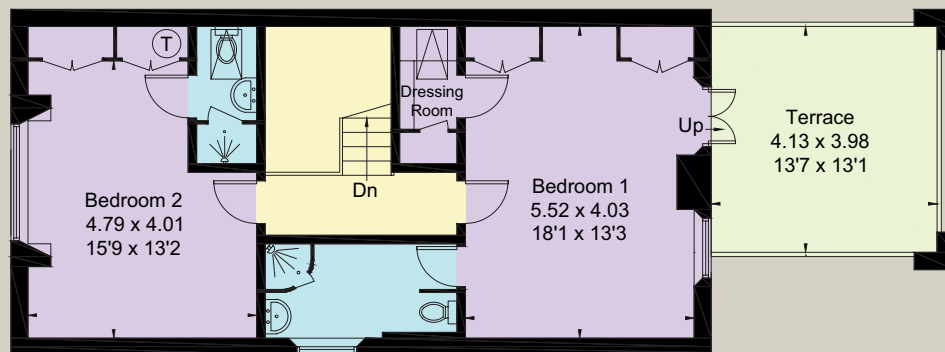


FLOORPLANS

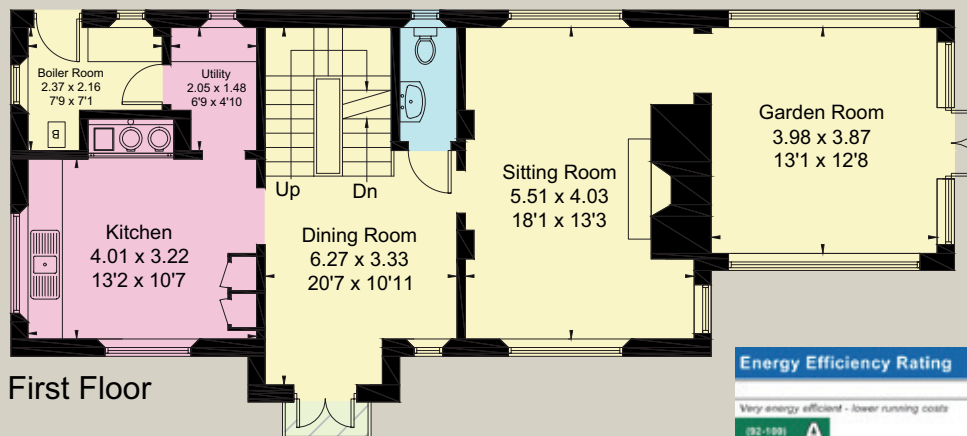
Gross Internal Area (approx) = 212.7 sq m / 2289 sq ft
(Including Garage)



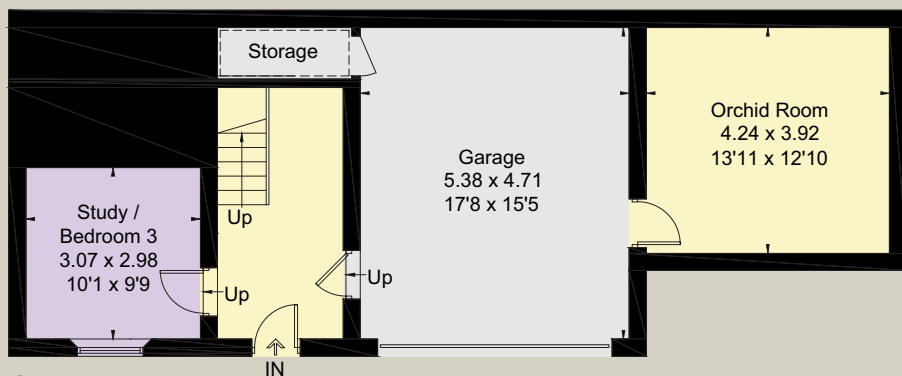
= Reduced headroom below 1.5m / 5'0"



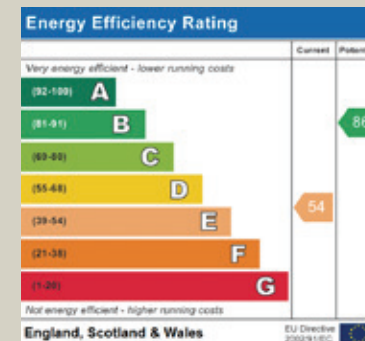
Second Floor



First Floor



Ground Floor



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