



An immaculate Cotswold house on the Overbury Estate.

Overbury, Gloucestershire, GL20

Guide £10,000 pcm plus fees apply, Unfurnished
Available now

savills

- Rare opportunity to rent on the Overbury Estate
- Refurbished to a high standard
- Long term let
- 4 reception rooms
- Kitchen / Breakfast room
- Seven bedrooms all with ensuite bathrooms
- Approximately 3 acres of garden

Local Information

Overbury is situated within the Cotswolds Area of Outstanding Natural Beauty on the borders of Worcestershire and Gloucestershire. The village is nestled on the southern slopes of the Bredon Hill and has a small nursery, primary school, a village hall, a bowling club and a cricket club. Overbury has community at its heart which means you will be joining a positive, thriving and engaged rural village.

The village has approximately 130 residential properties many of the properties were designed or restyled by Richard Norman Shaw RA or Ernest Newton RA. This property is amongst the five largest houses in the village and the surrounding countryside provides miles of unspoilt walks right from the doorstep. Broadway is approximately 12.5 miles east and is a large village regarded by many as one of the Cotswolds' finest examples of traditional street architecture. It has a wide range of shops for day-to-day requirements together with restaurants, The Regency Spa town of Cheltenham offers extensive shopping facilities and high street shops, restaurants and bars as well as a good selection of excellent schools. There are many good schools locally including The Elms and Malvern College. Local train services to London Paddington run from Cheltenham Spa and Evesham. Ashchurch Station services Birmingham / Bristol.

About this property

An immaculately renovated and reconfigured, high-end family home

styled by a talented interior designer. The rooms have high ceilings and large sash windows which allow the natural light to flood in. There is a bespoke kitchen and all the bedrooms have high quality ensuite bathrooms. The house has sweeping parkland views from the windows.

The ground floor has three reception areas, just off of the kitchen is the large family room approximately 66.4 sq metres (710 sq ft), a room that is perfect for entertaining and dining with friends and family.

Upstairs the house has seven large double bedrooms, all with their own under floor heated en-suite bathrooms. The first floor includes a large reception room opening onto an outdoor terrace with far reaching views of the Cotswolds Ridge. There is a laundry room on this floor which has been created next to the principal suite and is plumbed and ready for appliances. There is also a bar next to the reception room and a large cellar below the house.

Externally there are approximately three acres of garden with a mixture of formal and informal areas including a large pond, waterfall and a stream. The property is approached by a private drive, there are three garages, an outside WC and garden store. Should you have further accommodation needs for staff, there is an opportunity to rent a three bed room cottage with an adjacent garden by separate negotiation.





Overbury, Tewkesbury, Gloucestershire, GL20
Gross Internal Area 6360 sq ft, 590.9 m²

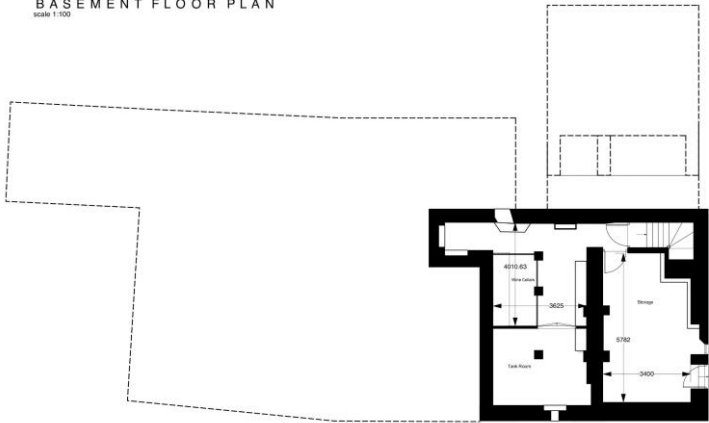


savills

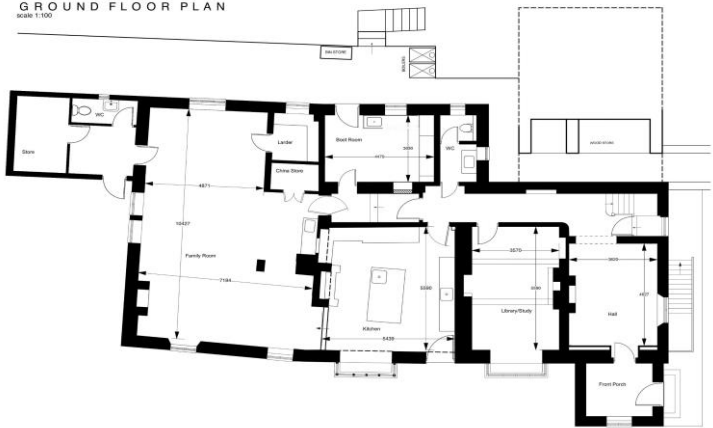
savills.co.uk

Louise Nicholson
Cotswold Lettings
01285 627561
Louise.nicholson@savills.com

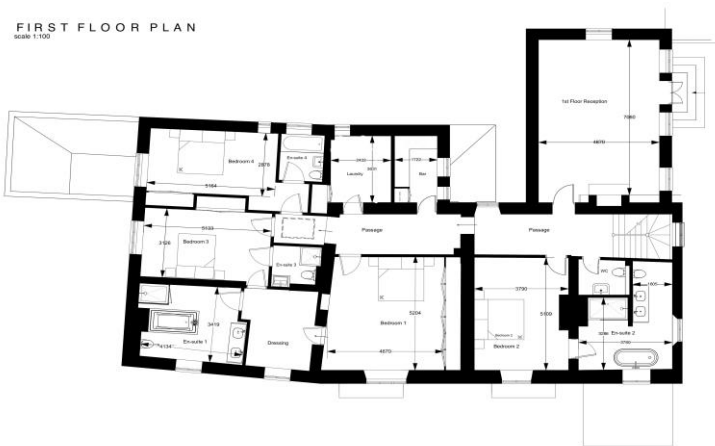
BASEMENT FLOOR PLAN
SCALE 1:100



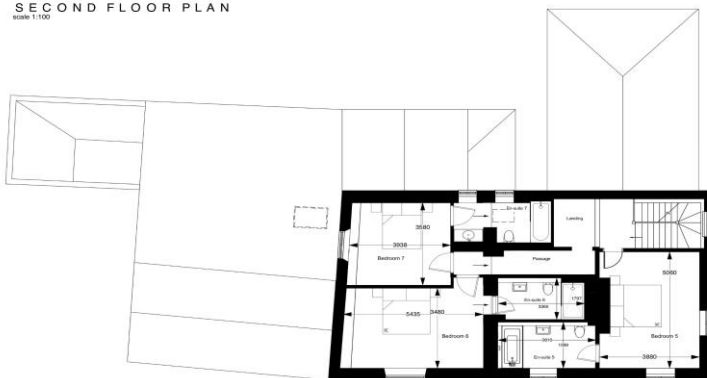
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



The property has extensive Cat 5 wiring and has a full mesh WiFi network, there is full fibre to the property provided by Overbury Communications. The comms cupboard has space for more technology (audio visual) should you want to add more devices.

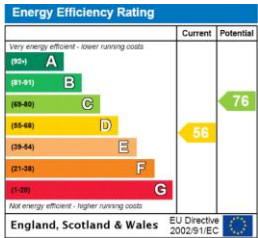
The owners are seeking long-term tenants (ideally 3-5 years minimum). The house has been restored for flexibility and is ready for customisation, the owners will finish the property to an agreed standard and are willing to work with the tenant to achieve a bespoke finish. The ideal tenant would be active in the community and live full time at the property.

Furnishing - Unfurnished

Local Authority - Wychavon District Council - Council Tax Band = H

Energy Performance - EPC Rating = D

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office. Telephone: 01285 627552



Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide). Hard copy available on request. . 20201112AGBL

