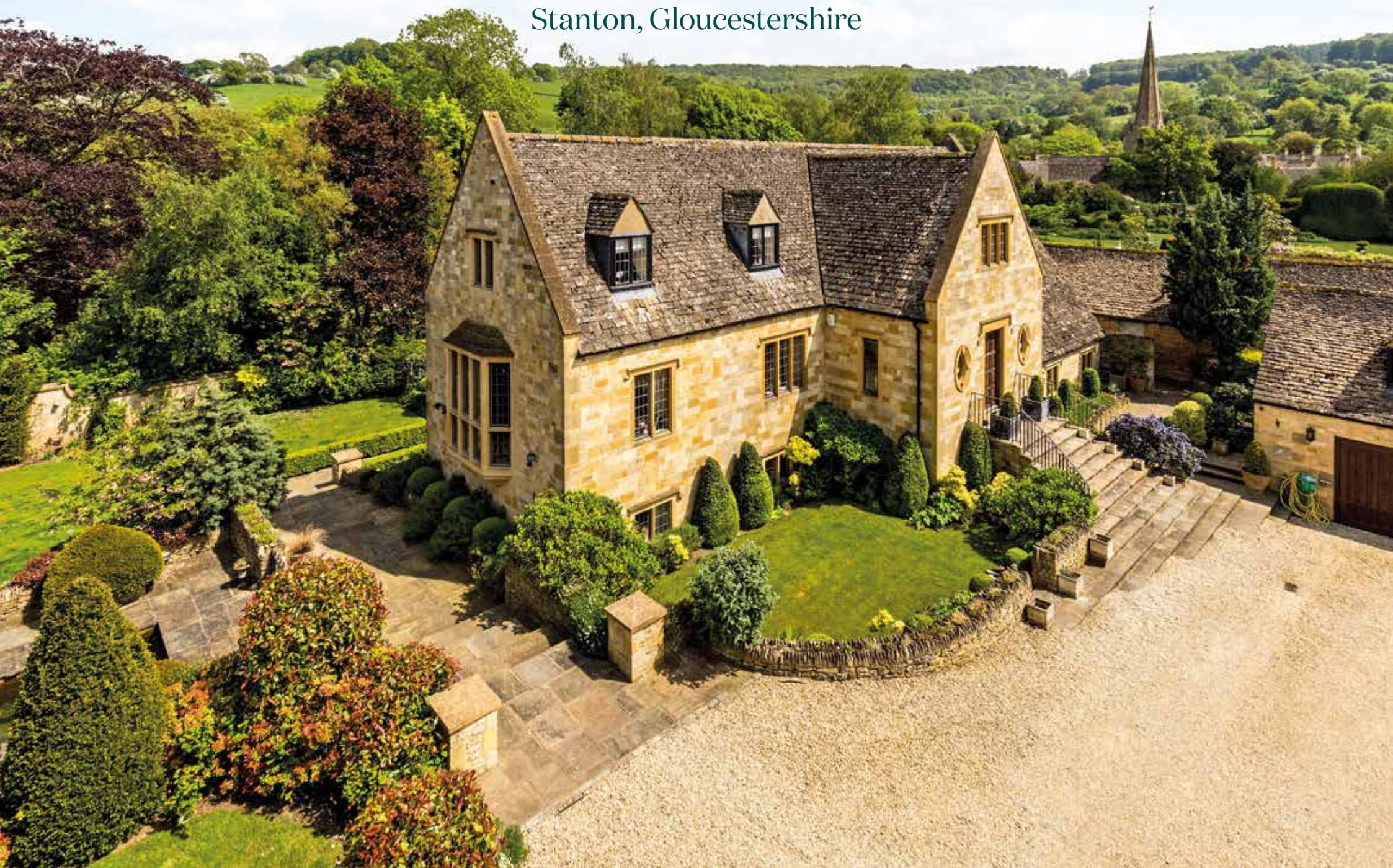


The Dower House

Stanton, Gloucestershire







The Dower House

Stanton, Gloucestershire

Broadway 4 miles • Cheltenham 11 miles • Moreton in Marsh 12 miles (Trains to London Paddington from 90 mins)
Stratford-upon-Avon 19 miles • Oxford 40 miles
(Distances & time approximate)

A fine Cotswold retreat.

Entrance hall • Drawing room • Study • Kitchen/breakfast room • Orangery • Sitting room
Dining room • Guest cloakroom • Laundry room/utility • Boot room

3 double bedroom suites • Beautifully landscaped gardens
Detached garage with first floor studio/bedroom suite

For Sale Freehold



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

The Cotswolds

Stanton is one of the North Cotswolds most sought-after and prettiest villages. A Conservation Area and in an 'Area of Outstanding Natural Beauty' it mainly comprises period stone cottages and houses with a Church, public house and traditional cricket pitch and village club.

The Stanton Guild House is located in the village, offering nationally renowned courses in Arts and Crafts in a unique setting. There is also a well-established riding school in the village. In 794 Cenwulf (Kenulph) became King of Mercia and circa 798 founded the Benedictine Abbey of St Mary of Winchcombe, to be consecrated in November 811 when the Manors of Stanton and Snowhill were ceded to it. In the Domesday Book Stanton appears as 'land of the Church of Winchcombe'.

Stanton is well placed for access to communication routes, with the A44 and M40 providing access to London and the M5 providing access to the West Country, Birmingham and Birmingham International Airport. There is a regular mainline rail service at Moreton in Marsh (12 miles away) to London Paddington (approx 90 mins). Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Worcester, there is an equestrian livery yard in the village, polo at Cirencester Park and golf courses at Cheltenham, Broadway and Naunton. There are theatres at Stratford-upon-Avon, Cheltenham and Oxford and the surrounding countryside offers a number of attractive walks and rides. All times and distances are approximate.





The Dower House

The Dower House is situated on the edge of this picturesque and highly desirable Cotswold village and over the years has been sympathetically extended throughout to create a spacious and beautifully appointed Cotswold retreat.

Sitting in 0.5 acre of manicured gardens, The Dower House enjoys the feeling of tranquillity created by its seclusion and proximity to water. There are many period features including stone mullion windows, intricate cornicing and exposed beams, together with the high quality additions including solid oak doors throughout, stone fireplaces, leaded French doors and windows, flagstones and limestone flooring.

The accommodation, which is arranged over three floors, creates flexible living space perfect for entertaining. An impressive orangery has been added to the lower ground floor which is light and bright giving direct access onto the patio garden and lawns beyond.

The bedroom accommodation is well proportioned, with all having en suite bathrooms and dressing rooms.





Approximate Gross Internal Floor Area

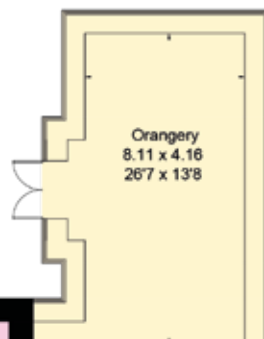
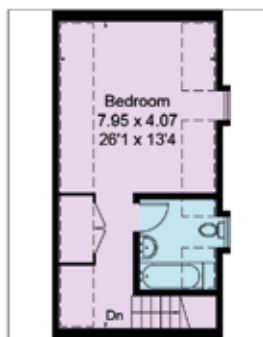
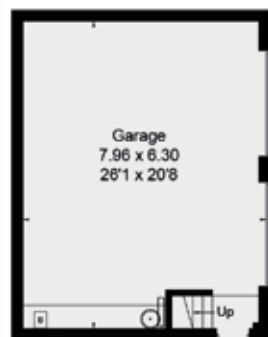
469.7 sq m / 5,056 sq ft

Garage Floor: 81.4 sq m / 876 sq ft

Total: 551.1 sq m / 5,932 sq ft

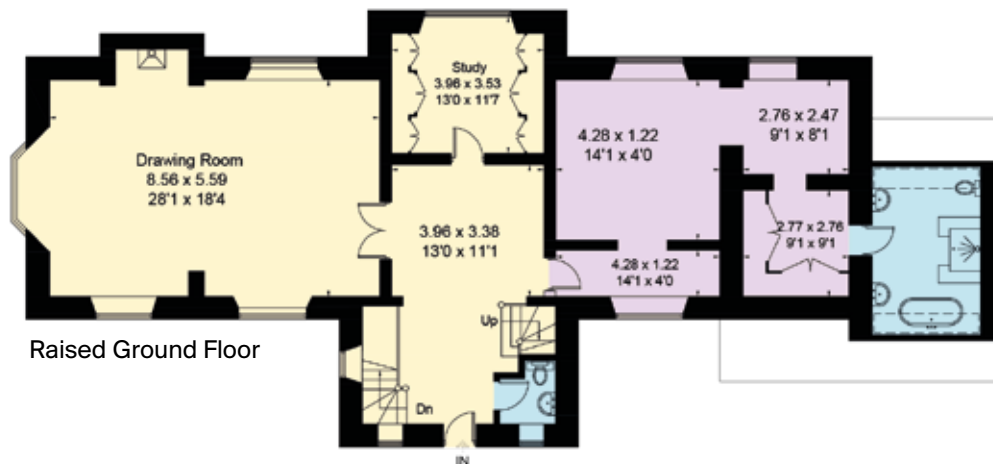
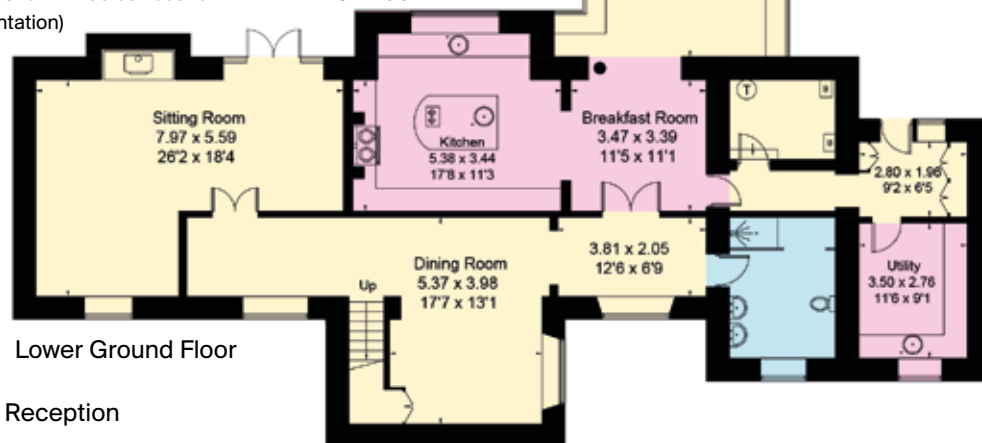
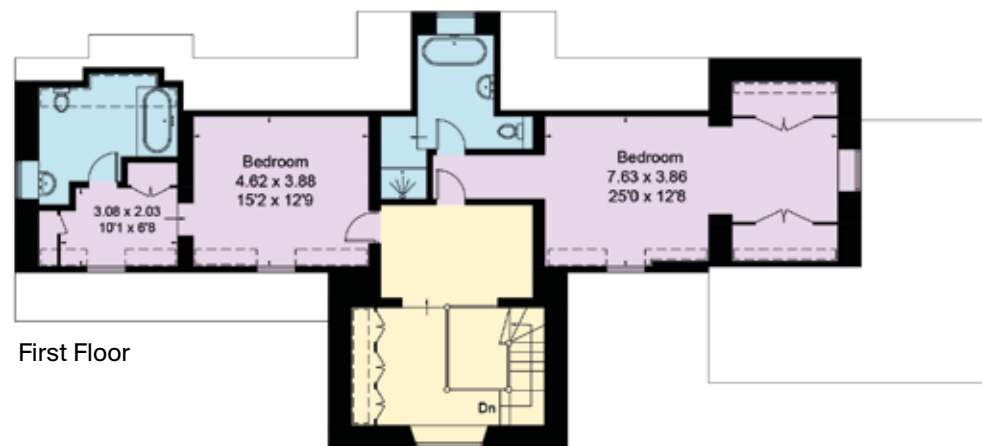
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars








 = Reduced headroom below 1.5m / 5'0"



Outbuilding: Ground Floor
(Not shown in actual location/
orientation)

Outbuilding:
First Floor



-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Terrace
-  Recreation





Gardens and Grounds

A separate building adjacent to the main house has a double garage with a bedroom suite above, perfect for office space or ancillary accommodation.

The gardens which surround the property on three sides have been beautifully landscaped intertwined with Hawthorne box hedging, tiered herbaceous borders and an abundance of floral beds.

There is a pretty sun terrace accessed off the conservatory and a pathway that winds its way through the gardens, which include a picturesque water garden with a stone terrace and Cotswold stone loggia.





Services

Mains electricity, water and drainage.

Directions (WR12 7NE)

From London, take the M40 to Oxford and continue from Oxford on the A44 to Chipping Norton. From Chipping Norton, continue on the A44 towards Evesham and Moreton in Marsh and then onto Broadway. At the roundabout, at the bottom of the hill, turn left signed Broadway and at the mini roundabout turn right onto Broadway High Street. Pass the green on the left hand side and turn left onto the B4632 signposted to Winchcombe. After approximately 3 miles, turn left to Stanton where the property can be found a short distance along on the left hand side, just before entering the village.

Viewings

Strictly by appointment of the joint sole selling agents Knight Frank LLP and Savills.

Local Authority

Tewkesbury Borough Council. Tel 01684 295010.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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