

# Walcote House

17A GREET ROAD, WINCHCOMBE, GLOUCESTERSHIRE, GL54 5JT



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AN EXCEPTIONAL MODERN FAMILY HOME OFFERING OVER 5,700 SQ FT OF ACCOMMODATION, SET WITHIN A THIRD OF AN ACRE WITH OPEN VIEWS, PARKING AND GARAGING, CLOSE TO WINCHCOMBE TOWN CENTRE AND THE SURROUNDING COUNTRYSIDE.

## Ground Floor:

Sitting room with fireplace • Impressive Dining room with fireplace • Kitchen/Breakfast room • Orangery • Study

## First Floor:

5 double bedrooms • 3 En suites • Family bathroom • Galleried Landing

## Second Floor:

Large double bedroom / play room

## Lower Ground Floor:

Games room • Utility room • Cloakroom

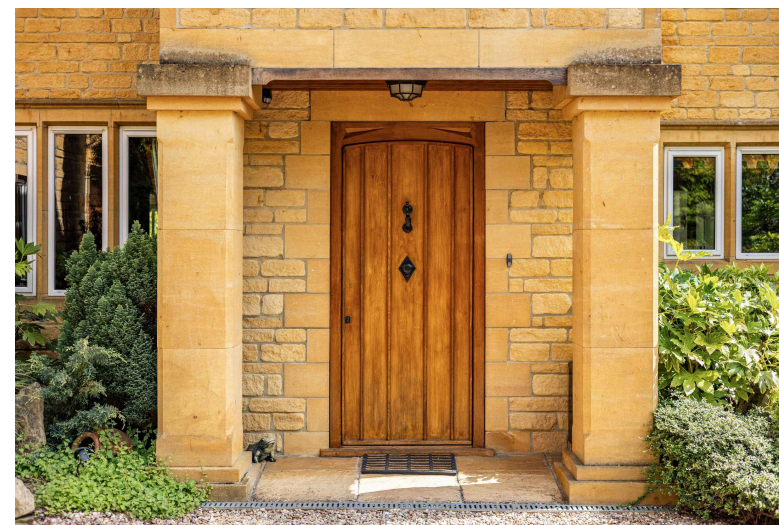
## Outside:

Triple garage • Ample parking • Mature gardens • Set in 1/3 acre



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Walcote House is an exceptional detached home that extends to over 5700 sq ft built in mellow Cotswold stone to blend with the architecture that this area is so well known for.

Built in 2006 to the highest specification, and designed entirely by the current owner, this carefully curated home offers contemporary accommodation that is both practical and well planned, with each room thoughtfully considered for modern family living further enhanced by ample parking, garaging and a lovely mature garden.

The volume of windows and glazed doors throughout the house offers a tremendous sense of natural light, which is enhanced by an oversized lantern ceiling in the orangery.

The arrangement of the ground floor combines the impressive accommodation with open plan spaces, and on entering, there is an open view from the principal rooms directly through to the garden.

The reception rooms cleverly interlink. The first reception room which is divided by a Jack and Jill fireplace that provides a focal point for this room and a natural divide into two distinct areas: a dining room and a seating area.

The formal sitting room overlooks the garden and has a feature fireplace; this connects to the orangery, which has a contemporary feel with three sets of doors opening to the terrace and gardens.



Steps lead up to the kitchen, further enhancing an open feel and making the entire ground floor layout one ideal for family life and entertaining.

The kitchen itself is fitted with a range of units, integrated appliances and a breakfast island. A study to the other side of the dining area and a cloakroom complete the accommodation at this level.

A games/cinema room on the lower ground floor provides versatile space ideally suited to modern family living, while a utility room offers an excellent laundry area.

The first floor offers five double bedrooms arranged around a spacious galleried landing. Three bedrooms overlook the rear of the property, two with en-suite facilities, and all benefiting from bespoke fitted wardrobes. A further bedroom adjoins an en-suite bedroom with independent access, making it ideal for guests or an au pair. A family bathroom completes this floor.

Accessed from the main landing is a set of stairs leading to a further double bedroom on the second floor, an ideal room for teenagers.

**Outside:** With little visibility from the road, Walcote House is discreetly positioned within its mature plot behind high hedging and a pillared entrance.

The beautifully landscaped gardens, extend to over 0.3 acres, with sweeping lawns, mature trees, flower beds and established hedgerows creating a peaceful country setting. Thoughtfully arranged for privacy, the gardens enjoy lovely views towards the countryside surrounding Sudeley Castle.

A sun terrace provides the perfect space for al fresco dining, alongside a productive fruit garden and a summer house which is used for storing garden tools. Towards the rear is a garden room with power, lighting, and internet. It is a lovely space for a studio, a home gym or an additional study.

The property also benefits from ample garaging and generous parking behind the private entrance.



**Situation:** Over the years Winchcombe has established itself as one of the most sought after Cotswold towns to live in. Its status has been retained, in part, by the growth of the amenities on offer in the cultural town centre, offering the discerning buyer a wonderful choice of coffee shops, boutiques and restaurants, in addition to some beautiful Cotswold pubs, a doctor's surgery, butcher, bakery, well stocked shops and a florist to name but a few.

Schooling in the area is particularly good with a well-reputed primary and secondary school. Positioned in an Area of Outstanding Natural beauty, it is noted for its rolling hills and open countryside, which makes for some of the best walking and riding landscape in The Cotswolds. Whilst beautifully semi-rural, it has the benefit of being extremely accessible, which has enhanced its popularity, with the larger centre of Cheltenham only six miles away. A fashionable hub home to well-regarded festivals and exceptional schooling, including Cheltenham College and The Cheltenham Ladies' College. For the commuter, transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 at Tewkesbury and the M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham, which can be reached by car in 35 minutes.



Approximate Floor Area = 531.4 sq m / 5720 sq ft (Including Garage & Excluding Void)  
 Outbuilding = 11.6 sq m / 125 sq ft  
 Total = 543 sq m / 5845 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107734

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C | 77                      | 78        |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20                                        | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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