

KE[™]
KINGSLEY
EVANS



Green Oak House

Broadway Road, Winchcombe, Gloucestershire, GL54 5JJ

Green Oak House

Broadway Road, Winchcombe, GL54 5JJ

A beautiful detached family home combining classic architecture with contemporary design, set within stunning gardens overlooking the countryside, just a short walk from the centre of Winchcombe.

- Reception hall
- Sitting room
- Dining room
- Kitchen/Breakfast room
- Study
- Utility and cloakroom
- Four double bedrooms
- Three en suites
- Family bathroom
- Private garden
- Beautiful views
- Ample parking
- Garage

Green Oak House is an exceptional detached family home set within a large plot, a short walk of Winchcombe's town centre.

Built within the last ten years, it is a home that has been carefully curated, offering classic architecture with the use of contemporary building methods and sustainable materials to create the bespoke house you see today. In a marriage of glass, oak and brick, the frontage is a timeless facade and at the rear, the addition of a double-height glass and oak structure gives a completely contemporary feel, all whilst adding volume and light to the interiors. Exacting standards, a well-considered floorplan and attention to detail combine with impressive accommodation, perfect for entertaining and family life alike.

The entrance hall is wide and welcoming, the centre point for the principal reception rooms to connect. The sitting room is a lovely size and focuses on a wood-burning stove and bi-fold doors that open to the decked terrace and further to the gardens. On the opposite side of the hall is a formal dining room with pocket doors opening into the contemporary kitchen, allowing the space to be opened or closed as required.



The kitchen/breakfast room itself is the heart of the house, with a focus on the rear elevation of glass offering a natural and open connection to the gardens. With a contemporary feel, this beautiful room comprises a range of well-appointed units, integrated appliances and an island unit. To one side is a cloakroom and utility room with rear access, while to the other is a study, also with access to the rear garden.

The first floor offers four double bedrooms, three with en-suite facilities, while a family bathroom serves the remaining bedroom.

The principal suite is particularly impressive, featuring a fully glazed gable end with far-reaching views across the private grounds of Green Oak House, surrounding fields and the River Isbourne. Two of the larger bedrooms also benefit from built-in wardrobes.

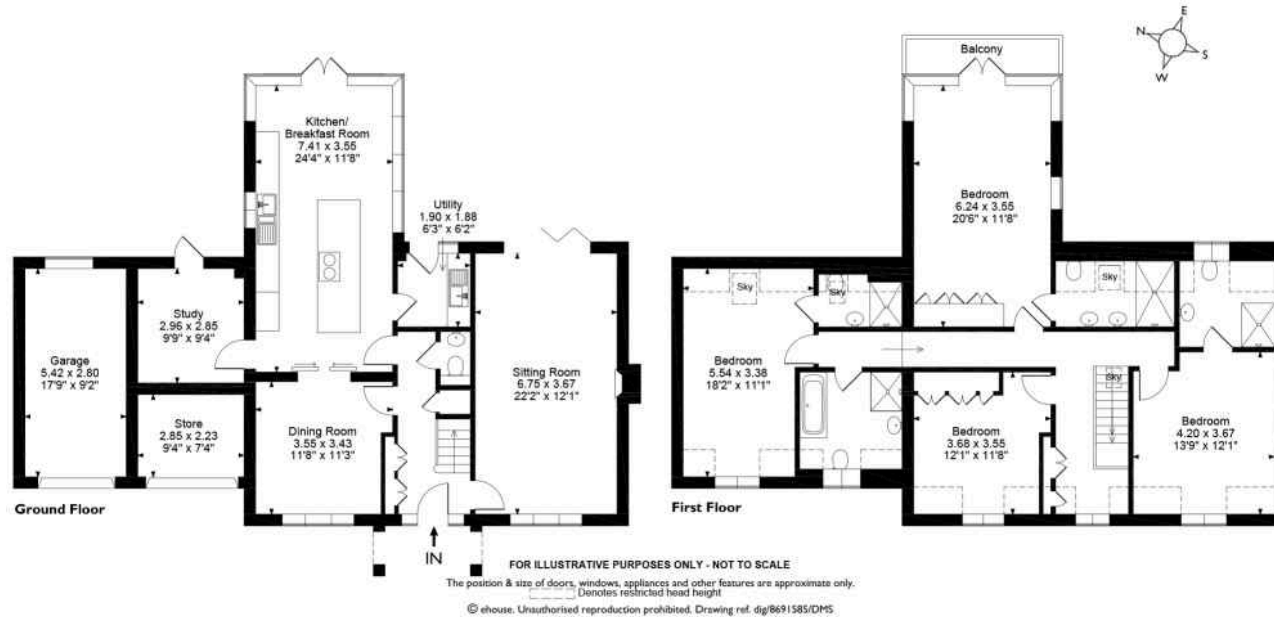
Outside: The property is set back from the road and fronted by a large driveway offering parking and access to the garage. The gardens of Green Oak House are simply lovely, enjoying a westerly orientation, the grounds extend to circa 0.3 acres of lawn and includes a small greenhouse. The gardens are further enhanced by the open views of uninterrupted countryside, and the orientation of the gardens, and the height at which the boundaries are kept, allow for an open aspect to be a sweeping vista for miles.

Situation: Winchcombe is regarded as one of the Cotswolds' most sought-after towns, renowned for its charming and vibrant centre offering an excellent range of cafés, boutiques, restaurants, traditional pubs and everyday amenities. The town is also well served by highly regarded primary and secondary schools.

Set within an Area of Outstanding Natural Beauty, Winchcombe is surrounded by rolling countryside, providing some of the finest walking and riding in the Cotswolds. Despite its semi-rural setting, the town is highly accessible, with Cheltenham just six miles away, offering renowned festivals, excellent shopping and exceptional schools including Cheltenham College, Cheltenham Ladies' College and Dean Close. Transport links are excellent, with regular bus services to Cheltenham, easy access to the M5 at Tewkesbury and routes to the M4 via the A40/A419. Direct rail services to London are available from Cheltenham Spa and Kingham, the latter approximately 35 minutes by car.



Green Oak House, Broadway Road, Cheltenham, Gloucestershire
 Approximate Gross Internal Area
 Main House = 184 Sq M/1980 Sq Ft
 Garage/Outbuilding = 20 Sq M/216 Sq Ft
 Total = 204 Sq M/2196 Sq Ft



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations 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, photographs 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 Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

