

A three-story stone house with a steep gable roof and a chimney. The house is built from light-colored stone blocks. It has several windows with wooden frames and a balcony on the second floor with a black metal railing. In the foreground, there is a garden with a large white patio umbrella, some plants, and a paved area. The background shows other houses and a blue sky with white clouds.

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WINDRUSH HOUSE

Shipton Oliffe, Cheltenham, GL54 4JF

# WINDRUSH HOUSE

SHIPTON OLIFFE, CHELTENHAM, GL54 4JF

*An attractive and unique detached family home set within a glorious plot in the heart of a beautiful Cotswold village*

- Reception Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Three Double Bedrooms, one with en suite
- Bathroom
- Beautiful Gardens and Grounds
- Shepherds Hut
- Double Garage
- Parking

## DESCRIPTION

Set in an elevated position, Windrush House is a deceptively spacious and unique detached family home positioned in a glorious plot and gardens. Built in the last 20 years from mellow stone, the house was designed to typify the classic Cotswold village scene for which this area is so highly regarded for. Whilst more modern in finish, there is a feel of character that flows throughout the three floors of well-presented accommodation.

This is a home designed entirely for its plot, immersed in its own mature wooded gardens there is a real connection between the interiors and the exteriors. Spanning over 1600 Sq Ft, the accommodation is practical with large rooms that combine with contemporary interiors to create a home that is wonderfully light throughout with all rooms enjoying an outside aspect. Entrance is via the first floor, where a hallway introduces the sitting room, a lovely room with elevated views over the garden and a balcony ideal for a bistro table, a log burner provides a charming focal point. There is a bedroom with en suite on this floor. The staircase leads down to the principal reception space which is partially open plan, and connects to the terrace and gardens. The kitchen itself is fitted with bespoke units, an electric Aga and integrated appliances, a breakfast island divides the space to an



area for seating with an opening to the dining room. A utility and cloakroom complete the accommodation on this floor.

The second floor has been reconfigured to create a wonderful master bedroom adjacent to a further bedroom which the current owner uses as a dressing room. A luxury bathroom, with a freestanding bath serves the bedrooms. There is a space on the leading that makes an ideal study/library area.

#### OUTSIDE

Much of the charm of Windrush House is the lovely position that the house occupies, enclosed by glorious gardens that run down. There is an elevated patio terrace accessed from the kitchen area with steps down to the generous level garden. Mature and private, it is well stocked with a variety of trees with the lower garden home to a stream and within a Conservation area. The double garage is situated to the rear of the property along with off road parking for several cars. There is a charming Shepherds Hut, adjacent to the river, that makes a lovely garden room and a wonderful space to enjoy the wildlife.

#### SITUATION

Shipton Oliffe is a quintessential Cotswold village in an area of Outstanding Natural Beauty and home to a vibrant community. Despite being semi-rural, the village is extremely accessible having the A40 within a mile of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. Within a walk is the reputable Frogmill Inn, in addition to the village of Andoversford which offers a primary school, public house and village shop. Bourton on the Water, less than ten miles away, has a wider range of amenities as well as the popular Cotswold School. Cheltenham, is within an easy and comfortable drive, just eight miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Balcarras Secondary school, a nationally known state school in the nearby village of Charlton Kings. As well as superb educational facilities the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals. Walking countryside in and around Shipton Oliffe is at its best, there are also several golf courses on the edge of the town including Shipton Golf Course.

#### SERVICES

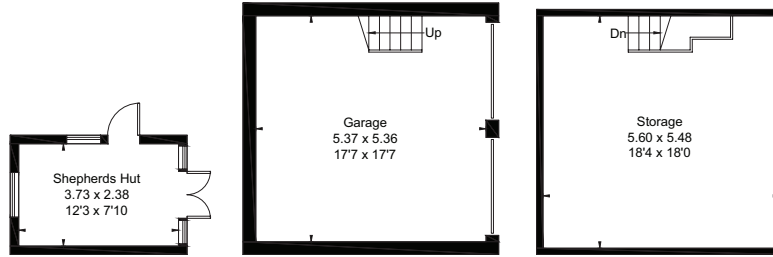
Oil central heating, mains electricity and mains water  
EPC is available.

Tenure - Freehold.



# FLOORPLANS

Approximate Floor Area = 153.9 sq m / 1656 sq ft  
 Outbuilding = 67.9 sq m / 731 sq ft (Including Garage)  
 Total = 221.8 sq m / 2387 sq ft

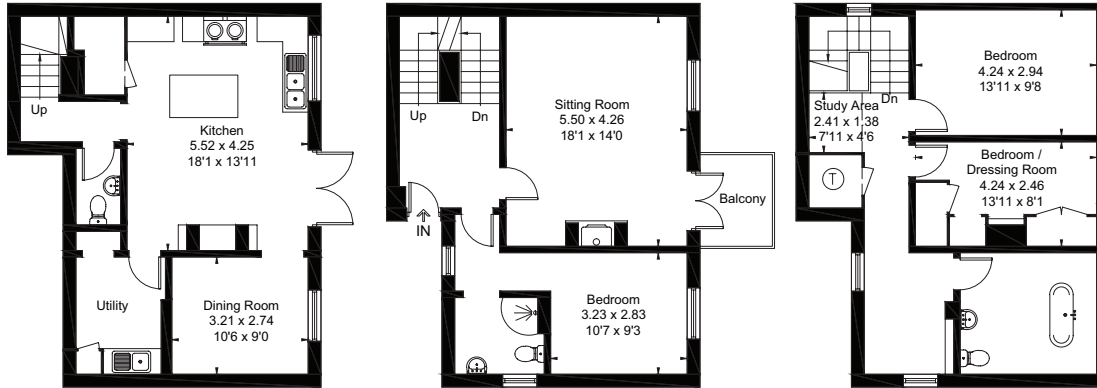


(Not Shown In Actual Location / Orientation)

Garage - Ground Floor  
 (Not Shown In Actual Location / Orientation)

Garage - First Floor  
 (Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor



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