

KE[™]
KINGSLEY
EVANS



West Lodge

Winchcombe, Gloucestershire, GL54 5AQ

West Lodge

Winchcombe, Gloucestershire, GL54 5AQ

The most unique and characterful Grade II listed home of great charm in a wonderfully private and beautiful setting close to Winchcombe's vibrant centre.

- Stunning location
- Semi-Detached
- Impressive entrance hall
- Open plan kitchen/dining/living
- Sitting room
- Cloakroom
- Principal bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- Garden
- Parking
- AONB

Countryside and woodland is the back drop to West Lodge, an enchanting semi-detached home that is completely unique in a setting that is unsurpassed for this pocket of Winchcombe. The property has a charming history, the original Grade II listed building was a lodge, coach house and stable that dated back to the early 1900's. In 2006, the current owners took residency when it was a stable-hands accommodation which comprised a stable and an apartment. The vendors worked with architects Mungo Park to create a design-led home of great character with a vision that retained the Arts and Crafts detail of the original structure with the implementation of a modern finish and comforts including underfloor heating throughout that would suit contemporary family living. The setting of West Lodge was fundamental to the overall feel of the house and its transformation, resulting in a unique home with a layout that has been designed entirely for its plot, heritage and views.

The approach is via a long private driveway and as the house unfolds there is an immediate sense of rural retreat and unsurpassed charm. The original features are evident as you approach the house that formed part of the original stable block, to a parking area for three cars.



The main entrance is to the front of the house, leading to a wide, partly glazed hallway which used to form the entrance to the original stables. This introduces three of the double bedrooms, all of which have built-in storage and all share the modern family bathroom.

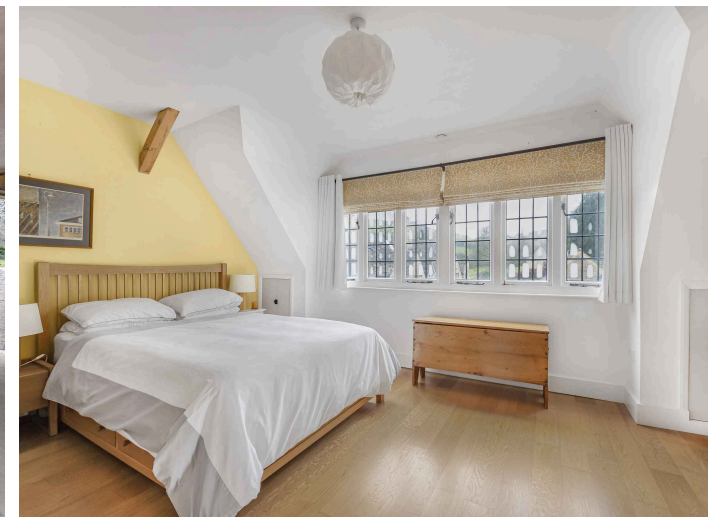
From the hall, a flight of stairs leads to the living space on the first floor. The sitting room is a lovely room, more formal in style, with a stone mullion window to take in the views. This opens to an inner hall with a cloakroom off also giving access to the principal bedroom with en suite shower room and a further door that opens to the wonderful kitchen/dining/living area. This open plan layout, with vaulted ceiling, makes this a wonderfully social room which is perfect for entertaining and family life alike. The kitchen offers a range of fitted units and appliances with a breakfast island dividing the space for a dining table and sofas adjacent to the log burning stove.

The Grounds and Gardens:

West Lodge occupies the most unique and charming position on a quiet and semi-rural lane which is nestled within the rolling countryside in An Area of Outstanding Natural Beauty. A long driveway provides a grand entry to the grounds and house, leading to parking at the front of the house with a further parking space accessed through the archway to the rear of the property. The gardens at West Lodge are simply wonderful, providing a mature and relaxed setting for this country home. Enjoying a Southerly orientation, the grounds are well-planted with mature trees, flower beds, vegetable garden with fruit bushes, and curated hedgerows. The gardens are an unanticipated expanse however it is the open views of uninterrupted countryside, some of the best in The Cotswold's, that makes this setting the most magnificent position.

Services: Mains electric, private water, private drainage, Gigaclear, warm air heat recovery system.

What3Words: soothing.tilt.verve



Approximate Gross Internal Area 1884 sq ft - 175 sq m

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 1010 sq ft – 94 sq m

Mezzanine Area 108 sq ft – 10 sq m

Outbuilding Area 138 sq ft – 13 sq m

