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## WILLOWSIDE FARM

Withington, Gloucestershire, GL54 4DA



# WILLOWSIDE FARM

WITHINGTON, GLOUCESTERSHIRE, GL54 4DA

*A true Cotswold country home together with two stables, a brick barn and two acres with the most beautiful views over the valley, village, church and the River Coln.*

## *Ground Floor:*

- Entrance Hall • Drawing Room • Dining Room
- Kitchen/Family Room • Secondary Kitchen • Study
- Office • Boot Room • Cloakroom • Cellar

## *First Floor:*

- Master Bedroom Suite with two en suites and spacious dressing room • Two Guest Bedrooms with En Suites
- Guest Bedroom Jack & Jill to the family bathroom
- A dedicated Laundry Room

## *Second Floor:*

A suite with a sitting room, bedroom and shower room.

## *Outside:*

- Large gravel area for parking • Landscaped Gardens
- Paddocks and Land that extends to c. 2 acres.

## SITUATION

Private grounds, countryside and views are the background to this superb family home which occupies c.two acres of its own land and gardens within a village community. Homes on this scale rarely come to the market in this quintessential Cotswold village and Willowside Farm is an exceptional country retreat.

Having served as a much-loved family home for the current owners for over 50 years, in 2008 it underwent an extensive renovation with a series of sympathetic extensions taking the original structure of the 17th century farmhouse to create the exceptional family home you see today. Modern touches were added throughout, including underfloor heating on three floors, whilst preserving the considerable charm and character details with stone walls, carved Corinthian columns, wooden beams, original fireplaces and stone mullion windows.





The orientation of the house allows for full views over the grounds as it sits at the front of its own acreage and from the principal rooms the vista extends to the stunning church of St Michael & All Angels and the secluded valley which River Coln runs through. At over 5360 Sq Ft, the internal accommodation is both practical and traditional, the brick barn, two stables and circa two acres make it a true country home.

The property is approached by imposing stone pillar electric gates opening to the driveway that's offer parking for several cars. The front portico entrance porch opens into the reception hall which is central to the accommodation and a welcoming point in which to introduce the rooms on the ground floor. The reception rooms have been cleverly designed to flow seamlessly connecting one room to another making it a relaxed home ideal for parties and entertaining on the grandest scale.

The drawing room is more formal in style, a light filled room that enjoys access to the rear terrace and garden from two sets of doors and views to the frontage from large windows. An open working fireplace with a stone surround is the focal point. Two Carved Corinthian columns separate the drawing room from the entrance hall, a feature room in itself as the owners use as a music room with a baby grand piano, which features a log burning stove set into an original fireplace, either side of which are original shelving and cupboards.

Also to the front of the house is a large study, a charming space in which to work, with an Inglenook fireplace, a window seat, hidden shelving and cupboards.

The heart of the house is the beautifully spacious, open plan kitchen/ breakfast and family room with an informal seating area with wall mounted inset log burning stove. From the breakfast room there are two sets of double doors, one to the side and one to the rear both open to the raised sun terrace and gardens beyond. The kitchen itself is well appointed with a range of handmade units under Corian work surfaces and a large central island. Appliances include a four oven electric Aga and integrated dishwasher. The secondary kitchen procures further cupboards as well as an integrated microwave, dishwasher and electric oven. From the breakfast area, a door opens to a formal dining room which also offers access to outside and two along with a formal dining room that connects to outside by a set of double doors, enjoying the most beautiful views of the garden and broader country scene

To the rear of the house, with its own entrance point, is a home office, a boot room and cloakroom. Of worthy note, off the entrance hall is a set of stone steps that leads to a historic cellar ideal for storing wine.

There are two points of access to the first floor, a rear staircase and a principal oak staircase, that rises to the first floor landing and bedrooms.

The first floor accommodation is well proportioned and the layout is thoughtful to family living.

The principal bedroom suite is a beautiful space, comprising a separate large dressing room, and two en suites, a full bathroom suite as well as a separate shower/steam room. There are two double guest rooms with









well-appointed contemporary bathroom suites and a further double bedroom with a Jack and Jill to the family bathroom. All bedrooms provide built in wardrobes.

Also on this floor is an excellent laundry room, which is most useful to have at this level servicing the bedrooms, this could be adapted to become a further bedroom if required.

On the second floor is a further suite, offering a bedroom with a sitting room and shower, with a pitched beamed ceiling. This floor is ideal for guests or teenagers, away from the main bedrooms.

### THE GARDENS & GROUNDS

Willowside Fam is nestled on a quiet lane in the heart of the village. Electric gates provide a grand entry to the extensive driveway opening to the grounds and to the house and outbuildings. The grounds are stunning, providing a beautiful and relaxed setting for this country home, they comprise areas of formal lawn and paddocks extending to a total of circa two acres. The large raised sun terrace, with its boxed hedge borders, is a seamless addition to the interiors, when the doors open this entire inside/outside space merges, ideal for entertaining and a perfect spot to take in the broader views. To the western corner of the grounds is a seating area with pleached Hornbeam trees. The whole plot is well planted is enclosed by fenced boundaries ensuring privacy at many points whilst maintaining open views of an uninterrupted countryside valley, St Michael and All Angels Church and the River Coln, that makes a magnificent position for this fine home.

### OUTBUILDINGS

There are two stables and a brick barn situated in the paddock.

### SITUATION

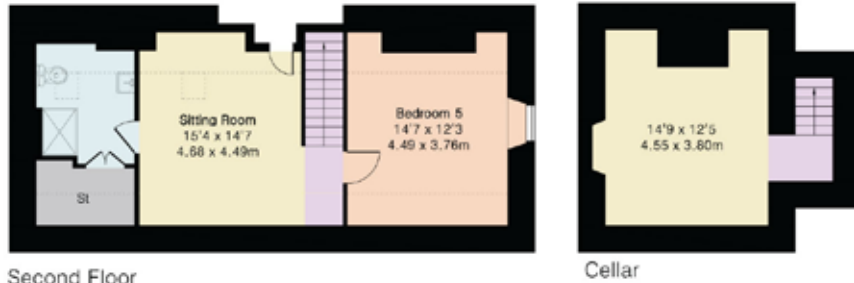
Withington is a quintessential Cotswold village and homes within the village rarely come to the market owing to its very special rural location yet only 8 miles from Cheltenham and 10 from Cirencester. Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town. It provides comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a broad variety of independent shops, boutiques, pubs and restaurants. Cheltenham offers a more comprehensive range of amenities, a lovely café culture and plays host to several festivals. Private and state schools in the area are excellent, with Cheltenham College, The Cheltenham Ladies' College and Dean Close within a comfortable drive and towards Cirencester/Stroud, you will find Rendcomb College at junior and senior level and Beaudeausert and Hatherop Castle, as Prep schools. There are excellent road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (15 miles).

### AGENTS NOTES

Mains water and electricity. Mains drainage. Oil fired under floor central heating. Cotswold District Council 01285 623000



# FLOORPLANS

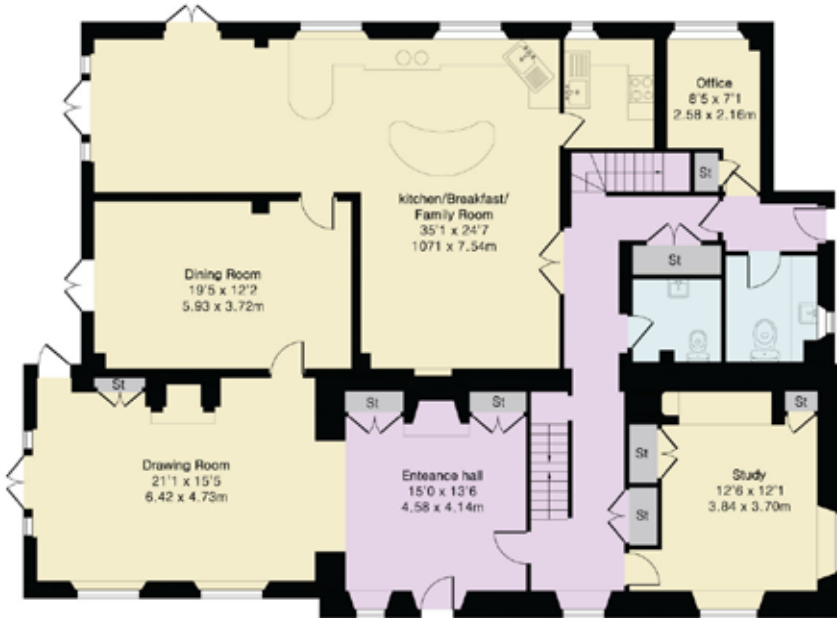


Second Floor

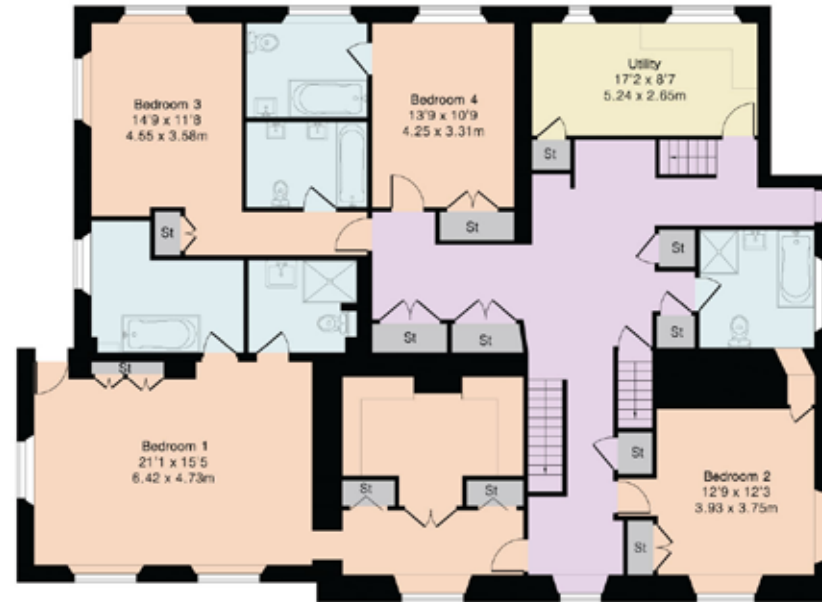
Cellar

**Approximate Gross Internal Area 5360 sq ft - 498 sq m**

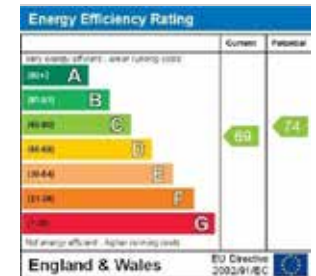
Cellar Area 224 sq ft – 21 sq m  
 Ground Floor Area 2304 sq ft – 214 sq m  
 First Floor Area 2304 sq ft – 214 sq m  
 Second Floor Area 528 sq ft – 49 sq m



Ground Floor



First Floor



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