



THE MOUNT

Winchcombe





*Imagine your ideal family home. It will very probably feature all the enviable facets of The Mount, a handsome Edwardian country residence located on the edge of Winchcombe, one of the finest towns in the picture-perfect Cotswolds.*





## A WONDERFULLY LIGHT AND SPACIOUS SIX-BEDROOM HOUSE



*What family wouldn't cherish nearly 6,000 sq ft of living space*

This wonderfully light and spacious six-bedroom house celebrates its period character and style while moving with the times and offering all the accoutrements of 21st-century life. What family wouldn't cherish nearly 6,000 sq ft of living space, five acres of gardens, paddock and woodland, a tennis court and an indoor pool with hot tub and sauna. It really is paradise!





## A WARM AND WELCOMING AMBIENCE

And then there's the added bonus of a separate office with kitchen and WC – perfect for those who work from home or it could possibly lend itself to use as an Airbnb-style holiday let (subject to any relevant permissions). There's huge demand in this scenic Cotswolds location.

Sitting centrally within its extensive grounds, The Mount is impressive from the moment you set eyes on the grand stone façade with its gables and bays, sash windows and lofty chimneys. There's even a plaque proclaiming the year it was built – 1908.

That heritage shines through – and it's particularly highlighted within the series of elegant, generously proportioned reception rooms with their high ceilings, decorative coving, dado rails and skirting, all scintillating in natural light and exuding a warm and welcoming ambience.

The real 'wow' comes from the lantern-roofed oak-framed kitchen/breakfast room, added by the current owners who have lived here with their children for the past nine years. Everyday life is sure to revolve round this super-sunny, versatile room with its wall of bifold doors that link seamlessly to the garden terrace.

Located over the next two floors are six fabulous bedrooms, all of them doubles, and a family bathroom. The principal bedroom has an en-suite shower room but the sheer size of the rooms offers scope for further en-suite provision if desired and with planning permission, of course.

The Mount really is magnificent . . . here are all the finer details . . .





## A COUNTRY RETREAT AT ITS FINEST

*Drive through the electric gates and beneath a shady canopy of trees to park in front of the triple garage block next to the house – there's tarmac parking space for multiple cars.*



Enjoy the uninterrupted views of the gently undulating countryside – The Mount is within the Cotswolds Area of Outstanding Natural Beauty. Resist the urge to get your walking boots on and stride off to explore immediately because The Mount awaits, and it's a showstopper.

Original patterned floor tiles are an impressive feature of the curved stone porch, and the stained glass-panelled front door opens into the entrance hall with more of these dazzling tiles underfoot.



Protecting The Mount for generations to come, the present owners have had grassroots work completed including rewiring, plumbing, installing two pressurised hot water tanks, replacing some roof areas and all the old guttering with aluminium.

They have also replaced the staircase to the second-floor bedroom and attic space. The house is double-glazed throughout and has gas central heating which is via radiators and underfloor in the kitchen/breakfast room, utility room, pool changing room and two bathrooms.





All the reception rooms lead off from the entrance hall and there's also a door into the utility room which was formerly the kitchen - hence its ever-useful size (28x12ft) and extensive cabinetry, built-in cupboards and sink. There's also a cloakroom with WC.

Either side of the front door are the sitting room (18x18ft) and family/playroom (16x14ft) and both are gloriously fresh and bright, thanks to high ceilings and light streaming in through the enormous bay windows. The pared-back neutral décor adds to the cool and calm ambience and focuses on the period features such as picture rails and decorative coving. For those who entertain, the playroom could, of course, be designated as a formal dining room.

With an engineered oak floor, white internal window shutters and original stone fireplace inset with wood burning stove and flanked by shelved alcoves, the 19x18ft drawing room has an enormous bay window and is particularly chic – an oasis of calm for the grown-ups to chill-out.







The epitome of a big, welcoming family hub, the oak-framed kitchen/breakfast room extension has all you need to create a virtual hug! Measuring a vast, adaptable 36x31ft, it's fresh and welcoming all-year-round thanks to the big lantern roof and bifolds opening onto the garden patio – they concertina back for summertime relaxation and al fresco dining.

The ivory Redbrook fitted kitchen, with oak worktops and central island, echoes the laidback farmhouse vibe and has two ovens, induction hob, integrated dishwasher, fridge/freezer and additional fridge. There's loads of flexible space – perhaps a nice big farmhouse table and chairs or French dresser and squashy sofa? It's up to you.

The poolhouse completes the ground floor line-up, and it's fabulous! Comprising a good-sized swimming pool, invaluable for morning lengths, children's splashy play, pool parties, three sets of French doors to throw open onto the garden terrace in the summer, the pool suite is complete with a hot tub, sauna, changing room, shower and WC.











## NICER BEDROOMS WOULD BE HARD TO FIND...

*A period stained-glass window casts light across the spacious first-floor landing, the portal to the four delightfully bright and enviably large bedrooms.*



All are generous doubles, so no fights amongst youngsters about who gets the biggest!

At the front of the house and enjoying uninterrupted views of the Cotswold hills, the principal suite is of identical generous dimensions (18x18ft) to

the sitting room beneath it, with identical bay window complete with white shutters – a peaceful spot to snuggle up on a comfy chair with a good book. There's a modern en-suite shower room too.

Again, almost a carbon copy (19X14ft) of the drawing room beneath, the

guest bedroom's huge bay window looks out over the glorious gardens.

Another big bedroom, 16x14ft, also revels in the countryside views and there are two further double bedrooms. A family bathroom with bathtub and walk-in shower completes the first floor layout.

A second staircase rises to the upper floor, a large space, currently used as a brilliant sixth bedroom with storage space as well. This area offers myriad options for use – perhaps a teenagers' den, gym or hobby room. Again, the installation of a bathroom would be subject to the relevant planning permission.









## COME INTO THE GLORIOUS GARDENS...

Positioned centrally within the magnificent plot, The Mount is peaceful and secluded, screened by a leafy multitude of mature trees and shrubs on all sides making it idyllic for children, who can play in complete safety.

The main lawn lies to the front and is surrounded by meticulously tended herbaceous borders, while the side lawn is the perfect place for a children's climbing frame, trampoline, sandpit and so on.

More grown-up pursuits such as sundowner drinks and entertaining are taken care of on the paved terrace to the rear of the house, linked to the kitchen/breakfast room via bifold doors and bordered by low Cotswold stone walls. There's ample room here for patio furniture, barbecue, fire-pit and so on.

A fenced tennis court lies behind the garden terrace and will appeal to all ages, while those who like cultivating their own vegetables will love the kitchen garden.

The lush woodland to the rear of the garden is a paradise for youngsters – den-building, climbing, hide-and-seek, it's all possible here. And if that wasn't enough, there's also a paddock for those who dream of owning their own pony . . .



*Sitting in five acres of super-pretty gardens and grounds, this special house covers all bases in the 'outdoorsy' department!*







## ROUND AND ABOUT

At The Mount you are in a truly glorious part of the Cotswolds. There are endless scenic walking, cycling and riding options literally on the doorstep in this Area of Outstanding Natural Beauty. Winchcombe hosts the ‘Welcome Walkers’ festival each year and there’s always lots going on – a country show, beer festival and music & arts festival to name but a few.

Revelling in its special edge-of-Winchcombe tranquillity, residents of The Mount enjoy close proximity to all that’s needed for comfortable everyday life in the friendly, lively town centre with its choice of supermarkets, independent shops and boutiques, schools, medical centre, pubs and restaurants. At its heart is historic Sudeley Castle, resting place of Henry VIII’s sixth wife, Catherine Parr.

Fantastic Cotswold pubs and restaurants such as the Royal Oak in nearby Gretton are favourites for fine food, while gourmets will love Marcus Ashenford’s Michelin-starred Restaurant 5 in Winchcombe.

Education is, of course, a priority for young families and Winchcombe Abbey Primary School is rated outstanding, while the local secondary, Winchcombe School, is rated good. There’s a good choice of private schooling nearby including Cheltenham Ladies’ College, St Edward’s School, Berkhamstead School and The Richard Pate School.



There’s certainly no shortage of things to do. From Winchcombe station you can enjoy the gentle pleasure of a steam train ride to Cheltenham in one direction or scenic Broadway in the other.

Or visit the tallest gravity-fed waterfall in Europe at the picture-perfect Cotswold village of Stanway, take the children to meet the rare breed farm animals at Adam Henson’s Cotswold Farm Park or watch the vintage Bugatti cars tackling the Prescott Hill Climb.

The residents of The Mount have easy access to the A40 and M5. Rail services run from Cheltenham Spa to London Paddington in just over two hours.





## WHERE TO GO WHEN YOU NEED...



**Weekly Shop & Milk:** For anything you have forgotten you will find Co-Op, Nisa and Cotswold Essentials convenience stores in Winchcombe. Fifteen minutes away is a large Tesco Superstore, plus Sainsburys and Waitrose for the larger weekly shops.



**Golf:** Keen golfers have plenty of options to choose from, with multiple courses just a short drive from home. Cleeve Hill Golf Club, Naunton Downs Estate, Broadway Golf Club, Chipton Golf Course and Sherdons Golf Centre are just a few of the nearby facilities - all with beautiful views of the surrounding countryside.



**Gym/Fitness:** For those wanting to keep fit, Body4You is a personal training group class, gym-based facility a few minutes away. Alternatively there are plenty of Gyms in Cheltenham, including 'The Gym' and 'CrossFit Cheltenham'.



**Walks:** The Mount is perfectly placed for beautiful weekend walks, with the Winchcombe and Cotswold countryside right on the doorstep. We recommend exploring the bounding hills of Hales Fruit Farm and Belas Knap - a 5,000 year-old burial mound.



**Dinner/Drinks:** Favourite places to wine and dine locally include local pub, The Royal Oak at Gretton and nearby Wellesley House in Winchcombe. The Lion Inn pub and the The Corner Cupboard are also great spots for weekend drinks and pub grub in Winchcombe, plus Honey Bea's cafe offers an idyllic lunchtime spot.



**Parks and Recreational Grounds:** For any animal lovers, the nearby Cotswold Farm Park promises a fantastic day out for all the family, whilst there are local recreation grounds Winchcombe.



**Schools:** Gretton Primary School, Winchcombe School and Winchcombe Abbey Church of England Primary School are all close to the Mount and boast OFSTED ratings of 'Good' or 'Outstanding'. A couple of miles away, there is the choice of Isbourne Valley Primary School, Gotherington Primary School, Woodmancote School and Temple Guiting Church of England School. Further afield, within a ten-mile radius of Cheltenham, lies a selection of Independent schools including Berkhamsted School, St Edward's Prep School, Cheltenham Ladies College, St Edward's School, The Richard Pate School and Dean Close Prep and Dean Close Airthrie Schools.



5 acres of gardens, paddock and woodland





# THE FINER DETAILS

Square footage: 5971 sq.ft incl. garage and outbuildings

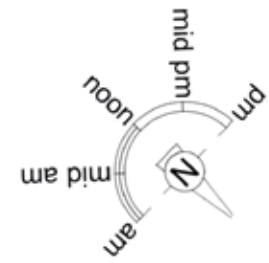
Central heating: Mains gas

Drainage: Mains

EPC: D

Broadband speed: Superfast

Local authority: Tewkesbury Borough Council



Total Floor Area:  
5971 sq.ft / 554.7 sq.m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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STOWHILL ESTATES

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