DUNTISBOURNE HOUSE
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DUNTISBOURNE ABBOTS NEAR EDGERTON
GLOUCESTERSHIRE

EXCEPTIONAL COTSWOLD COUNTRY HOUSE ESTATE,
MAGNIFICENTLY TRANSFORMED FOR 21ST CENTURY LIVING,
SET WITHIN ITS OWN BEAUTIFUL PARKLAND.
Cirencester 7 miles ~ Cheltenham 12 miles ~ Kemble Station & Airfield 8 miles ~ Bath 37 miles ~ Central London 97 miles
(All distances are approximate)

Accommodation

MAIN HOUSE
First Floor: Master Bedroom with Roof Terrace, Ensuite Bathroom, Dressing Room/Nursery, Bedroom with Ensuite Bathroom, 1 further Bedroom with Ensuite Shower Room.
Second Floor: Bedroom with Ensuite Bathroom, 3 further Bedrooms, Family Bathroom.

THE COURTYARD
North Wing
Upper Guest Apartment
First Floor: Open-plan Kitchen/Sitting/Dining Room, 2 Bedrooms, Family Bathroom.
Lower Guest Apartment
Ground Floor: Kitchen Area, Sitting/Dining Room, Bedroom with Ensuite Shower Room.
South Wing
Ground Floor Flat
Kitchen/Dining Room, Bedroom, Shower Room.
First Floor Office
Office, Shower Room, Kitchen and technology cabinet.
Former Tackroom
Studio/Office with Fireplace.

THE LODGE
First Floor: Master Bedroom with Ensuite Shower, 2 further Bedrooms, Family Bathroom.

POOL HOUSE AND SUMMER STUDIO
Ground Floor: Kitchen/Dining Room, Sitting Room, Store.
Mezzanine Floor: Bedroom/Sitting Area.

GARDENS AND GROUNDS
Formal Lawn, Terrace, Terrace Gardens, Roof Terrace, Outdoor Swimming Pool, Tennis Court, Green House, Kitchen Garden.
Mixed Woodland, Parkland and Pasture.

ANCILLARY BUILDINGS
Coach House, Stable-block, Energy Centre, 2 Machinery-Stores, Open Store and 1 further Store.

IN ALL ABOUT 70 ACRES (28.68 HECTARES)

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These particulars are only as a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.
INTRODUCTION

DIRECTIONS (GL7 7LE)

From Cirencester take the A417 north west as for Gloucester and the M5. After about 4 miles take the turning sign-posted to Duntisbourne Leer. Drop down into the village, through the ford and follow the road up the hill, as sign-posted to Edgeworth. After about 2 miles go straight ahead at a crossroads, again signed to Edgeworth. The entrance to Duntisbourne House can be found on the right, before you drop down the hill into the valley.
SITUATION
Duntisbourne House enjoys a private location, ensconced within some 70 acres of its own mature pasture, wood and parkland. The house itself is perfectly situated above the Frome Valley taking full advantage of the south-westerly aspect and stunning unspoilt views of the valley and Edgeworth Manor beyond. No public rights of way traverse the property ensuring privacy and seclusion. The pretty village of Edgeworth is less than a mile away.

As you approach Duntisbourne House the main roads disappear and are replaced by country lanes which meander through some of the Cotswolds prettiest countryside. Overall, it is well-located for luxury country living, with the acclaimed gastro-pub The Bell at Sapperton a 5 minute drive away, a local farm-shop less than 10 minutes away and Daylesford Organic is approximately 40 minutes away. There are a number of excellent hotels with spa facilities nearby including Barnsley House, Cowley Manor and Calcot Manor. A wide range of shops and restaurants can be found in Cirencester, Cheltenham and Bath.

EDUCATION
There is an extensive choice of private schools in the area including Beaudesert Park at Minchinhampton, Rendcomb College, Westonbirt, Cheltenham College and Cheltenham Ladies College. Top ranking Pate’s Grammar School in Cheltenham is also very convenient.

SPORTING AND RECREATION
Sporting and recreational pursuits include National Hunt racing at Cheltenham and highly regarded polo clubs at Longdole, Cirencester Park and The Beaufort. There is hunting locally with the VWH and Cotswold Hunts and there are also a variety of nearby golf courses. The surrounding countryside also offers many excellent rides and walks directly accessible from the property.

TRANSPORT LINKS
Despite its quiet location, there is easy access to the A417 dual carriageway (about 2 ½ miles), linking Junction 15 of the M4 at Swindon with Junction 11A of the M5 at Gloucester. Direct rail services to London Paddington from Kemble Station (about 8 miles), scheduled to take from 80 minutes, and Swindon (about 20 miles), from 55 minutes. Further improvements to the line in 2017/2018 should further reduce journey times. Kemble airfield also provides good private jet access.

...some of the Cotswolds prettiest countryside.
HISTORY

Duntisbourne House has enjoyed a long history as a fine country home for prominent individuals. Sir Mark Stuart Pleydell (Baronet Pleydell of Coleshill) built Duntisbourne House around 1760. His grandson Jacob de Bouverie, Viscount Folkestone and also 2nd Earl of Radnor inherited the estate and in the late-Georgian period, between 1780 and 1827, extended the house with the addition of two-storey, gothic-inspired wings on the north and south sides.

It is thought that in 1806, Duntisbourne House was sold to Dr Matthew Baillie, physician extraordinaire to King George III. Duntisbourne was later inherited by Baillie’s son Captain William Hunter Baillie and later his daughter Helen, (Lady of the Manor of Duntisbourne Abbots) a passionate suffragette.

In 1925, Henry Radcliffe James, a Lieutenant Commander in the Royal Navy, was gifted Duntisbourne House from his uncle Alfred James of Edgeworth Manor. He is credited with heavily remodelling the house after a fire in 1922 caused significant damage. He is said to have sold the Duntisbourne House estate to Elizabeth and Frank Perkins in 1937, during which time they hosted extended family and many war evacuees. The Perkins family sold the estate in 1971 to Gordon Richardson, Governor of the Bank of England. Lord Richardson reduced the estate from circa 256 acres to its present 70 acres and remodelled the house to resemble something closer to its original Georgian form. The house is not listed probably as a result of the fire in 1922.

The Lodge and the former stable courtyard are thought to date from the 19th century.
Duntisbourne House

DESCRIPTION

Duntisbourne House is an original and exceptional property, a 21st century home in an 18th century house and setting. Here, modern contemporary living meets traditional period Cotswold house, blending aesthetics and comfort. The traditional Cotswold stone exterior has been preserved throughout extensive renovations including raising the roof and removing walls. Inside, the clean contemporary style of the house provides all the light, warmth and convenience of a 21st century modern home. In all, this is a very special home, the result of the current owner’s vision of healthy living, demanding the highest specification and attention to detail. It took over 6 years to complete the renovation and remodelling of the entire house working with renowned architects Michaelis Boyd and high-end building contractor SYMM.

Aligned with healthy living ideals, the main power works are sited away from the accommodation and wires have been triple coated to contain electro-magnetic fields. The house is supplied by its own private bore-hole as well as mains water, as preferred. Specific advanced technology and infrastructure has been included - refer to section on Technical Specifications.
Accommodation

The accommodation offers a range of impressive reception rooms for entertaining and family use and incorporates state of the art technology and equipment for convenience and modern day living. The arrangement of the accommodation is described briefly below and is displayed in the floor plans enclosed in the brochure.

Ground Floor

The house is entered through a stone porch with a wood panelled door leading into an expansive reception hall. The hall extends to the full width of the house and features a pale stone floor, stone open fireplace and windows to the views beyond. A double fronted drawing room occupies the south wing of the house enjoying the light from the triple aspect. Aged wood floors and a Belgian stone open fireplace add to the warmth of this stunning room.
The pale stone floors of the reception hall continue throughout the ground floor arriving ultimately at a kitchen/dining room with well-designed flexible living space including a sitting area, dining area, fitted kitchen, central island and built-in work bench. Two sets of French windows set within a wall of windows, lead out to the impressive stone terrace. Mediterranean honed stone worktops, wood-burning stove and exposed wood cabinets lend a contemporary country feel. Kitchen appliances include a Falcon range and Gaggenau steam oven. A well-located pantry with a butler sink is accessed from the kitchen.

The kitchen continues through to a boot room, with stunning Belgian blue stone used to create the carved butler sink, worktop and tiled floor. From the boot room is a back door and a side hall with second back door and built in storage. A cloakroom with unusual ‘tin bath’ sink, and a laundry room, with double butler sink, wooden worktops and fitted washing machines/dryers, are accessed from the hall.

Doors either side of the woodburning stove lead from the kitchen into a dining room with aged wood floor and part glazed doors to the terrace. A library with doors to the front and back of the reception hall, features fitted bookcases, an aged wood floor and a Belgian blue stone fireplace.
Lower Ground Floor

Stairs beside the kitchen lead down to the lower-ground level inner hall where glazed doors open into an outstanding space currently used as a media/games room. Glazed windows and doors running the length of this room look out across the valley and woodland beyond. Additional light is afforded by two skylights in the middle of the room. Automated blinds screen the windows and skylights and there is a fitted cinema screen and projector connected to the Control4 audio visual system which runs throughout the house supplying sound and radio. A kitchenette, with dishwasher, fridge, wine fridge and sink set in a granite worktop, is hidden behind bespoke fitted wooden doors along one side of the room.

Aged wood floors continue throughout the lower ground floor. A gym, wine store, wet room and storage room are all accessed from the inner hall and supplied by an air exchange unit. A lift and two plant rooms are located at the far end of the hall.
First Floor

The staircase is open to the first and second floors and light floods the house with the stairs creating a natural light-well. Aged wood floors continue throughout the first floor continuing the warm yet contemporary feel of the house. An elegant **master bedroom** with ensuite **bathroom** occupies the north side of the house, with steps leading out to a delightful **roof terrace**. Within the expanse of the landing, concealed sliding doors provide the option to create a room, with built-in roll-out bed, between the master bedroom and a walk-through **shower room**. A further **bedroom** also has access to the walk-through shower room which features Tadelakt plasterwork and a pretty tiled floor. The south side of the first floor is occupied by a third **bedroom** with ensuite **bathroom** featuring a Belgian blue stone sink and tiled floor.

Second Floor

The second floor provides further charming accommodation within the eaves of the building comprising four further **bedrooms**, one with ensuite **bathroom**, and a family **bathroom**, both with Tadelakt plasterwork and tiled floors. All the bedrooms enjoy fine views over the valley and surrounding countryside.
Gross Internal Floor Area (Approx.)

**Main House** = 1,040 sq m / 11,195 sq ft

**North Wing**
- **Upper Floor Apartment** = 64.02 sq m / 689 sq ft
- **Lower Floor Apartment** = 103 sq m / 1108 sq ft

**South Wing**
- **First Floor Office** = 61 sq m / 657 sq ft
- **Ground Floor Flat** = 61 sq m / 657 sq ft
- **Pool House** = 70 sq m / 753 sq ft
- **The Coach House** = 61 sq m / 657 sq ft
- **The Lodge** = 129 sq m / 1,388 sq ft
- **Tack Room** = 13 sq m / 140 sq ft
- **Total** = 1,602 sq m / 17,244 sq ft
The Courtyard is a very attractive traditional U-shaped stone building, situated next to the main house. Beautifully renovated to provide additional guest accommodation, it is decorated in a similar contemporary style to the main house. The accommodation is divided into the Lower North Apartment, Upper North Apartment and South Flat for office and further staff/guest accommodation. Both are accessed from the cobbled yard.

The Lower North Apartment is entered on the ground floor and comprises an open-plan space divided into a sitting/dining room/kitchen area with two sets of double doors out to the garden and another out to the central yard. A bedroom with ensuite shower room completes this floor.

Enclosed stairs lead to the Upper North Apartment with its own kitchen/sitting/dining area, two bedrooms and family bathroom. Exposed wood beams add character to these rooms and a door leading to steps on the outside of the building provides independent access.

Ancillary Buildings

Ground Floor Flat
The South Flat ground floor accommodation comprises an open-plan kitchen/dining room with sliding doors separating a bedroom with ensuite shower room.

First Floor Office
The first floor is accessed by steps on the outside of the building and is currently used as an office. A double height window provides views of the valley and sky-lights afford more natural light. This floor also has a kitchen, technology cabinet, and a shower room.

The Tack Room
The Tack Room in the centre of the building has been converted into an appealing studio/sitting room with a ceiling open to the A-frame and a wood burning stove.
Not to Scale
For identification purposes only.
THE POOL HOUSE

The pool house is an outstanding building, designed by renowned architect Michaelis Boyd. Of modern timber and brick construction, it sits elegantly behind the swimming pool taking full advantage of the views beyond and the walled garden behind. Glazing to the front and back of the house creates a see-through illusion cleverly connecting the gardens with the building. The ground floor comprises an open plan sitting room and kitchen/dining room with woodburning stove, divided by a central stairwell to a mezzanine bedroom/sitting area. Below the mezzanine is a wet room style shower area. This mezzanine room is enclosed by a glazed surround giving the impression that one is almost floating. A separate store accessed externally is incorporated in to the side of the building. In front of the building, an attractive outdoor swimming pool with paddling area, sits in a stone surround terrace and is chlorine-treated, along with an outdoor spa bath.

THE LODGE

The Lodge is an attractive Cotswold stone house with stone tile roof and porch, situated next to the entrance gates to Duntisbourne House. The Lodge is south west facing and has its own garden, kitchen garden and separate drive to the rear. Refurbished by the current owners, the ground floor comprises sitting room, kitchen/breakfast room, utility room and cloakroom with shower. The sitting room has an inglenook fireplace with oak bressumer and wood burning stove. On the first floor is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom, all with splendid views over the surrounding countryside.

...modern contemporary living meets traditional period Cotswold house.
The elegant gardens to Duntisbourne House have been re-landscaped by the current owners with prestigious designer, and Chelsea multi-award winner, Tom Stuart-Smith. A west-facing stone terrace with renewed stone balustrade sits before a formal lawn enjoying panoramic views of the Frome Valley beyond. To the south, terraced gardens comprise a hornbeam beehive topiary garden, a yew-cloud hedge and signature prairie planting in a mix of herbaceous plants and grasses.

To the north of the house, the gravel drive sweeps down to the coach house - the shell of an original stone building re-built by the current owners with potential for conversion to further accommodation, subject to the usual planning consents. Planning permission for change of use to accommodation has been applied for. Raised above the coach house, a walkway passing The Courtyard leads behind the pool house to an organic walled kitchen garden with fruit trees, herbs, a myriad of vegetables and step-over-apples. A hazel pergola, adorned in the summer with climbing sweet peas, rises up to a delightful Victorian-style wood frame greenhouse. The greenhouse is fitted with automated heat lamps, rainwater tank collection and under floor heated pipes.

To the north-east of the house and garden is a stable yard comprising a brick and tile roof stable-block with 4 loose boxes and store with over-head ‘bat hotel’, with planning consent for conversion into ancillary accommodation and staff day room, to expire July 2016 (ref 13/01714/FUL). Opposite the stable block is a brick construction machinery store with two double-doors, a brick-built ‘energy centre’, a corrugated-iron store and a brick open-store.

Surrounding the garden is beautiful parkland interspersed with a variety of specimen trees. An area of mature woodland directly below the house offers potential for a ‘wild playground’. The estate extends to some 70 acres including surrounding mixed woodland and pasture.
Duntisbourne House enjoys a private location, ensconced within some 70 acres of its own mature pasture, wood and parkland.
As part of the design for a ‘healthy home’, care has been taken with infrastructure: A dedicated ‘energy centre’ sits apart from the house near to the stable buildings, housing essential power and utility points. Much of the wiring inside the house has been triple-coated to contain electro-magnetic fields and trickle vents are in the tops of all the windows to keep fresh air flowing throughout the house. The computerised lighting system allows precision dimming to occur in such a way that does not cause electro magnetic emission problems, unlike most normal dimmer systems. It also has the maximum possible natural light spectrum. All house controls including temperature and security are hard wired so they do not need to be controlled via wireless emission (unless desired). There is a dedicated fibre optic data cable that directs from the exchange enabling fast broadband speeds. Further to this, the greatest consideration was given to the building materials to minimise the use of products containing volatile organic compounds (VOCs). The swimming pool has an automatic chlorine regulator, set to precisely apply the lowest needed dosage, ensuring pool water is kept clean with less chlorine than is usual.
...stunning unspoilt views of the valley and Edgeworth Manor beyond.
**General Remarks & Stipulations**

**Tenure and Possession**
The house, gardens, grounds and outbuildings are offered for sale freehold with vacant possession upon completion.

The Lodge is currently occupied by staff and is subject to a service occupancy agreement.

The pasture land is let on a short term grazing license.

**Services**

**House and The Courtyard:**
- **Electricity** – Mains (with automatic back up generator)
- **Water** – Mains and private bore
- **Drainage** – Septic Tank
- **Heating** – LPG

**The Lodge:**
- **Electricity** – Mains
- **Water** – Mains
- **Drainage** – Septic Tank
- **Central Heating** – Oil

The house has a dedicated fibre optic data cable direct from the exchange, enabling fast broadband speeds and video conferencing. Security and fire services are on-call via a private firm with option to link directly through to police/fire brigade.

**Planning and Conservation**

Duntisbourne House falls within the Cotswolds Area of Outstanding Natural Beauty (AONB).

**Postcode**

GL7 7LE

**Local Authority**

Cotswold District Council
Gloucestershire County Council

**Council Tax**

House – Band H
Cottage – Band F

**Key**

1. Main House
2. South Wing - Office & Ground Floor Flat
3. Studio
4. North Wing - Upper & Lower Apartments
5. Pool House
6. Pool Plant Room
7. Green Houses
8. Stables
9. Bat Hotel
10. Machinery Barn
11. Implement Store
12. Machinery Barn
13. Energy Centre
14. Lodge

* Please see block plan on page 31

**Fixtures and Fittings**

All fitted carpets and light fittings are included within the sale. All blinds, curtains, furniture and garden ornaments may be available by separate negotiation.

**Viewings**

All viewings are strictly by appointment through Savills. If there is any point that is of particular interest to you please discuss with us, especially before you travel to the property.

The property providing access to the beautiful Cotswold countryside. The local hunts are granted access by permission.
**IMPORTANT NOTICE**

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