Pigeon House
Cheltenham, GL52 3NY
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Southam Lane, Southam, Cheltenham,
Gloucestershire,
GL52 3NY

Ground floor
Entrance hall • Kitchen
4 reception rooms • Cloakroom
Conservatory • Garden room • Cellar/utility

First and Second floors
Library • Study • 5 bedrooms
3 bathrooms

Large garage and stores
Ample gated off road parking
Private mature gardens in all about 1.5 acres (0.6 hectares)
Situation

Set on the lower slopes of Cleeve Hill, a designated Area of Outstanding Natural Beauty, Southam is an historic parish village situated to the north of Cheltenham, nestling between the famous Cheltenham Racecourse and the foot of the Cotswold escarpment.

At a short distance is Cleeve Hill a true paradise for walker, runner and mountain biker with a 18 holes golf course and the Cotswold Way a footpath which runs for 102 miles through the Cotswold Hills from Chipping Camden to Bath. Located between the village of Prestbury and the thriving Saxon town of Winchcombe, just over the hill, Southam is extremely well catered for in terms of amenities and facilities with supermarkets and shopping centre available at a very short distance. Winchcombe boasting tea shops, butchers, bakers and greengrocers, excellent restaurants, primary and secondary schooling, doctors and dentists are few miles away. The popular market towns of Broadway, Tewkesbury and Evesham are also within a short drive.

Southam itself has a wonderful sense of community spirit and during November but more famously in March, the village comes alive transforming into a bustling, exciting and lively backdrop for the National Hunt race meetings at Prestbury Park. Also in the village and a walking distance is the 5 star luxury Cotswold hotel Ellenborough Park which boasts both fine dining and brasserie restaurants, a bar, an award winning spa all surrounded by parkland surroundings on the edge of the village. www.ellenboroughpark.com

Cheltenham, only few miles away, is a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schools to include Cheltenham Ladies’ College, Cheltenham College, Dean Close and Pate’s Grammar School (one of the top state school in the country). Outstanding Universities are only one hour ride like Oxford, Warwick and Bath. Sport facilities are very close like the Prince of Wales sport stadium (2.8 miles away) with its facilities and a 33mt swimming pool.

As well as being within easy reach of the town centre (less than 3.0 miles) Southam is buffered by rolling farmland just yards away from the property, separating the village from the wooded backdrop of Cleeve Hill. The village has excellent communication links to major centres via the M5 (junction 9), the A417 to Swindon and the M4 and A40 to London. There are train services direct to London Paddington, Bristol Parkway and Birmingham New Street from Cheltenham Spa, short haul flights from Gloucestershire airport and international flights from Birmingham, Cardiff and Bristol.
Description

Pigeon House is a Grade II listed former manor house of Medieval origin.

The property was part of the Southam Estate, owned for centuries by the Delabere family.

In 1833 the last Duke of Ellenborough entered in possession of the property and after his death the house was sold to Mr T.E. Wittaker.

Mr Whittaker was a very impressive character with a lot of money to spend, also thanks to his marriage to the daughter of the owner of Gloucester Aircraft Company. He cleverly hired John Coates Carter (1859-1927), the famous Art and Craft architect, to renovating the building. They decided to expose the original timbers, constructing the magnificent stone entrance porch and the bay windows. They also added some beautiful stained glass in every room of the house each one different from the others. Initialled Reg. Constance Glazier 1924 and still beautifully preserved.

Set over three levels, the house offers a flexible arrangement of accommodation. The entrance hall is the heart of the original L shaped medieval block of the house. This room has beautiful oak panels reused from a 17th Century ship, an antique arched stone fireplace remodelled during the Tudor Age and exceptionally conserved authentic middle age stone floor. From this room
panelled double doors open into the drawing room full of natural light thanks to the wonderful bay windows and the conservatory which has a stunning view of the Medieval Church of Ascension.

Exposed carved Cotswold stone and oak beams on high ceilings are visible throughout the house and so are masonry from Hailes Abbey.

Besides the impressive reception rooms, the house has the benefit of smaller, less formal and cosy living spaces such as the dining room that retains the original Art and Craft tiles on the floor and around the fireplace. Three separate staircases, one of them a 17th Century old, lead to the first floor, the charming uneven elm floor boards and exposed beams again present. Each of the bedrooms is well proportioned and a large library takes up a central position from which the bedroom accommodation flows. Attractive views over the gardens, the tithe barn and the church are ever present.

In the last years the house has been wisely restored and modernised with, among others, a completely new heating system.

Outside, the house is approached via a 85 meter private gravelled driveway which flows around in front of the house and gives to the house a total privacy from Southam Lane and the surrounded properties. Flanked by a mixture of mature shrubs and trees the approach to the house is truly enviable, the house gradually becoming visible on the approach, the extent of the gardens also becoming clearer.

Set within an acre and a half of private and secluded south facing mature gardens, encompassing the property on three sides, the house takes in a variety of magnificent views initially over the gardens and its pond and beautiful trees but then towards the church, Tythe Barn and Ellenborough Park Hotel, Cleeve Hill to the east and the Severn Vale to the west.

Local Authority
Tewkesbury Borough Council (01684) 295010

Directions: GL52 3NY
Leaving Cheltenham via the A435 (Evesham Road) towards Cheltenham Racecourse. At the racecourse roundabout head straight over and continue along the A435. On approaching the traffic lights turn right signposted Southam. Continue for approximately 1 mile and the entrance to the property is on the left hand side as you go round the bend in the road. The driveway is noticeable by the wide gravelled entrance and the single stone gate turret.

Fixtures and fittings
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Services
Mains electricity, water, gas and drainage are connected to the property.
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