



# WELLS HEAD

TEMPLE GUITING • GLOUCESTERSHIRE







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## TEMPLE GUITING • CHELTENHAM • GLOUCESTERSHIRE

*A highly impressive edge of village Cotswold stone barn with beautiful gardens and extensive grounds including lakes and woodland*

### Accommodation

Entrance hall • Drawing room • Dining room • Study/sitting room • Kitchen/breakfast room • Utility room

Master bedroom suite with dressing room • First floor sitting room  
Guest bedroom with bathroom and dressing room • Three further bedrooms • Family bathroom

Staff/guest self-contained annexe • Gymnasium

Extensive garaging and store rooms • Summerhouse/office

Further outbuildings include a stable block and field shelter • Lakeside pavilion and tree house

Beautiful tiered landscaped gardens and grounds • Woodland • Lakes • Pasture land • Tennis court

**Gross internal floor area 7,772 sq ft (708 sq m)**

**Available as a whole or in two lots**

**Lot 1:** Home, formal gardens and pasture of about 9.32 acres

**Lot 2:** Lakes and woodland of about 14.54 acres

**In all about 23.86 acres**

**For Sale Freehold**

**Drone footage available**



**Butler Sherborn**  
The Cotswolds Property Specialists

#### Stow on the Wold

Parklands House, Park Street  
Stow-on-the-Wold, GL54 1AQ

elizabeth@butlersherborn.co.uk  
Tel: +44 1451 830 731

#### Cirencester

43-45 Castle Street, Cirencester,  
Gloucestershire GL7 1QD

sam@butlersherborn.co.uk  
Tel: +44 1285 883740

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



#### Cheltenham

123 Promenade, Cheltenham  
Gloucestershire GL50 1NW

tom.banwell@knightfrank.com  
Tel: +44 1242 246959

[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

#### Country Department

55 Baker Street  
London, W1U 8AN

peter.edwards@knightfrank.com  
Tel: +44 20 7861 1707

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## Gloucestershire

Wells Head is positioned down a long drive on the edge of the village of Temple Guiting, a highly thought of and beautiful Cotswold village with a historic church, local school and a strong sense of community. Wells Head not only occupies a private position but is a peaceful rural spot with beautiful grounds offering long walks up its own small valley with a series of lakes surrounded by woodland. The village is in the heart of the Cotswold Hills, in an Area of Outstanding Natural Beauty between Cheltenham and Stow on the Wold.

Communications are excellent to the north and south on the M5 with junction 9 being about 12 miles away. The A40 to Oxford and London is a short drive to the south. Cheltenham is within striking distance about 13 miles away and provides an extensive range of shopping and cultural activities.

Wells Head is positioned between Moreton-in-Marsh and Cheltenham; an area renowned for its excellent choice of schools such as Kitebrook House, Cheltenham Ladies

College, Dean Close, The Cotswold School and Cheltenham Boys College. Oxford, Worcester and Malvern schools are also within reach.

Recreational pursuits in the area include golf at Naunton, Lyneham and Broadway; racing at Cheltenham, Warwick, Stratford and Worcester; rugby at Gloucester and Worcester and the equestrian activities of the North Cotswold and Heythrop Hunts.









## Wells Head

Wells Head is a beautiful and extensive barn conversion being Grade II Listed and nestled in a rural, peaceful position on the edge of the village of Temple Guiting. Constructed of Cotswold stone, the main house offers potential to be split into two residential dwellings subject to the necessary consents.

The ground floor accommodation is beautiful in both appearance and proportions. The entrance hall has a polished Cotswold stone floor and a decorative wooden arch giving access to the central corridor. A further carved semi-arch frames the stairwell that rises to the first floor accommodation. The central corridor gives access to all the principal rooms. Of particular note is the beautiful **dining**

**room** with its tall ceilings, stone floors and a double aspect providing an enormous amount of light. One wall is almost entirely glazed with double doors leading to the entertaining terrace. A wide interior opening gives access to the highly impressive double height **drawing room**, a fabulous entertaining room with a wealth of exposed stone. A stone fireplace sits to one end housing a large log burner. An imposing chimneybreast rises up into the pitch. Opposite the fireplace is a wall of beautiful hand crafted cabinetry. Double doors lead out to the entertaining terrace to the rear of the house. A staircase rises up to a large yet cosy first floor **sitting room** with exposed timber rafters and stone walls. It features a stone fireplace with log burner and another door to the rear terrace.

The **kitchen/breakfast room** sits to one end of the property and is triple aspect with large double sliding glazed doors that offer plenty of light and direct access to an outside entertaining area. There is a small sitting area to one side, large central preparation island with double Belfast sink, room for a dishwasher and microwave and extensive storage under a granite work surface. There is an electric AGA with additional Miele oven and four-ring hob above and a range of on-floor and wall-mounted cupboards and doors. Directly opposite the kitchen is a larder cupboard, further storage cupboard and **laundry room**. The kitchen is spacious with fine exposed stone walls and a timber ceiling. There is also a secondary staircase that rises to the first floor accommodation.

















The bedroom accommodation is split and flexible in arrangement. The **main bedroom suite** is positioned on the north side and consists of a large bedroom with double doors leading out to its own balcony with a delightful outlook over one of the lakes. There is also a large dressing room with extensive fabric covered cupboards and a door off to a spacious bathroom. The upstairs sitting room could be used in conjunction with this bedroom suite or could remain separate if required.

At the other-end of the property and served by two separate staircases is the **other main bedroom** that has a **bathroom** adjacent and a dressing room opposite. There are **three further bedrooms** and a newly refurbished **family bathroom** with freestanding roll-top bath, large double walk-in shower, loo and basin set into a vanity unit and heated towel rail: all on a limestone floor. Opposite these bedrooms the eaves have been cleverly used as storage and a study area.





- Reception Rooms/General Living & Circulation areas
- Bedroom/Dressing Rooms
- Bathrooms
- Work Rooms: Kitchen/Workshop/Utility/Plant
- Storage

**Approximate Gross Internal Floor Area**  
 House, annexe and attached outbuildings: 7,621 sq ft (708 sq m)  
 Office: 151 sq ft (14 sq m)  
 Total: 7,772 sq ft (722 sq m)



Not shown in actual location / orientation







### Staff/guest annexe

At the northern end of the barn, under the main bedroom suite, is an extremely useful guest or staff annexe which would make a good holiday let. It consists of an entrance hall and an open-plan, double aspect kitchen/living room, which is a lovely light space. An adjoining room is currently used as a gym or it could be a second bedroom if required. The rooms are separated with bi-folding wooden doors that when opened create a much larger entertaining room. Off the entrance hall is a further bedroom and bathroom.

### Garaging

Positioned on the ground floor between the main body of the accommodation and the annexe is a three-bay garage with wooden sliding doors and to the rear is a spacious garden store with further door to outside.







## Gardens and grounds

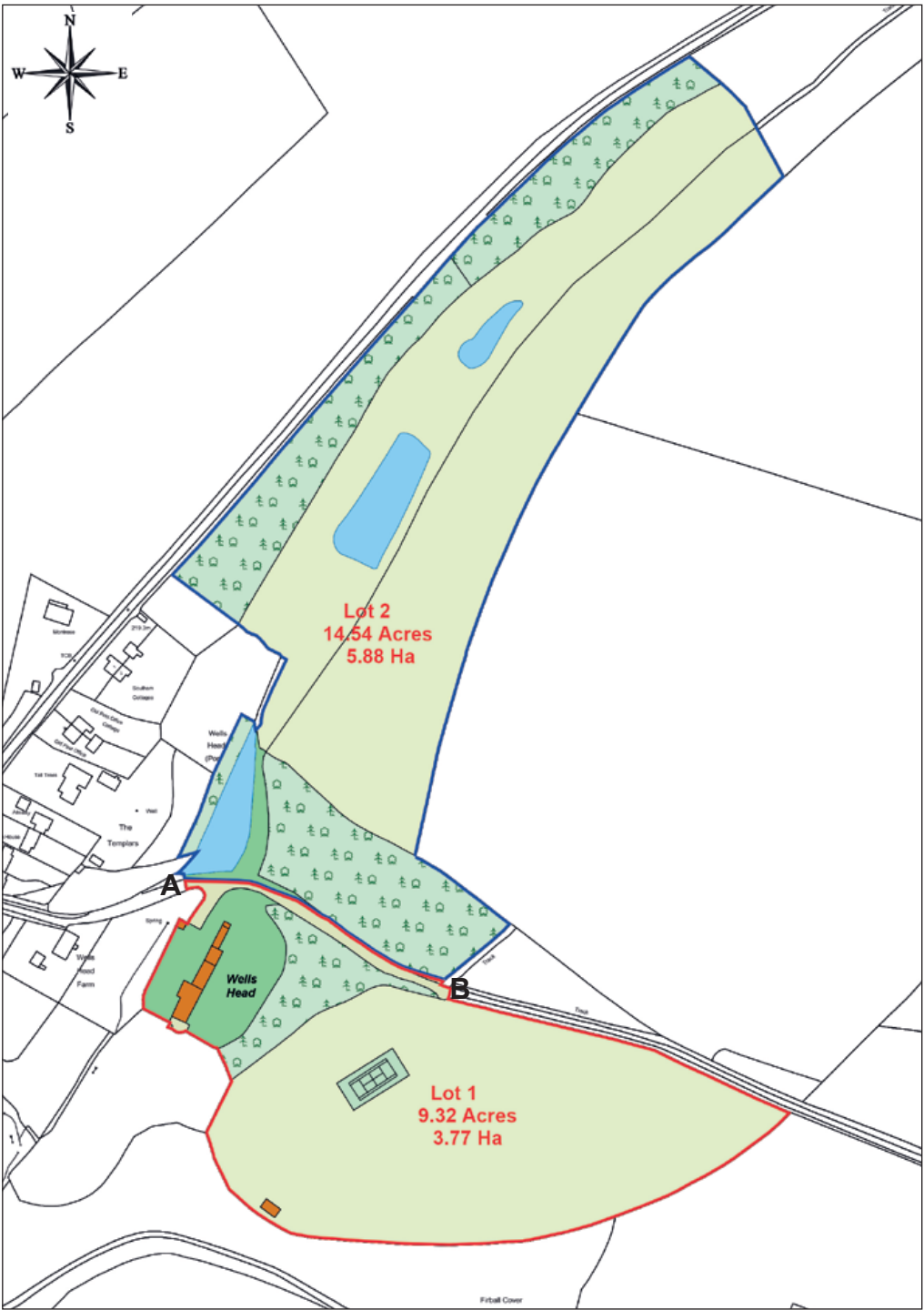
Wells Head is approached through a five-bar wooden gate. The driveway, flanked with dry-stone walls, ends in a parking/turning area in front of the property. Positioned to one side and separate to the main house is a charming **summerhouse**, currently used as an office. The gardens, which are substantial and benefit from zoned lighting, include a vegetable garden and raised beds for home grown produce. Adjacent is a fine **walled garden** with an area of flat lawn surrounded by mature beds and a hard-standing seating area to one side. Stone steps lead up to the terrace that runs the full length of the house and continues around to the entertaining terrace by the kitchen. From here you step up to the rear gardens and a newly constructed seating spot. This area is populated with mature trees and shrubs and a woodland copse that runs along the ridge above the gardens. A further entertaining terrace extends almost entirely along the rear of the property with retaining walls, flower and shrub beds and additional seating areas.

Positioned behind Wells Head beyond the gardens is a **large field** with a **small stable block and field shelter** at one end as well as a **hard tennis court**, complete with electricity supply.

## Lot 2

To the north east of the house is a beautiful area extending to approximately 14.54 acres with a **series of lakes** that feed into each other and a large belt of woodland, which runs the full length along the bank. The first lake has the wooden walkway that leads to a beautiful **oak pavilion**, ideal for summer lunches or evening drinks. Two pathways run the full length either side of the second lake and continue on up the valley. Sitting above the third lake is a charming and well-crafted **tree house**. It has been artfully constructed in and around the mature woodland on the bank.









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Photographs dated September 2014. Particulars dated May 2015.



## Rights of Way

There is a bridleway that runs down the track and continues beyond Wells Head as shown between points A and B on the plan. There are no footpaths that cross the land.

## Services

Mains water, mains electricity, oil-fired central heating, electric AGA and private drainage.

## Fixtures and Fittings

Only those items mentioned in these sale particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Local Authority

Cotswold District Council  
Tel: 01285 623 000

## Directions (GL54 5RR)

From Stow on the Wold take the B4077 in a westerly direction for approximately 6 miles. On a right hand bend, fork left off the main road sign posted Temple Guiting. Enter the village and, after passing several properties on the left, turn sharp left down an unsigned, leafy track that at its end leads you to Wells Head.

From London take the M40 and then A40 to Burford. Turn right on the A429 to Stow on the Wold and then follow directions above.

## Viewings

Strictly through the vendor's agents Knight Frank. Contact either Stow-on-the-Wold on 01451 600 611 or Country Department on 020 7861 1707 or Butler Sherborn Stow-on-the-Wold on 01451 830 731.



