

UPTON GROVE

UPTON • TETBURY • GLOUCESTERSHIRE







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An impressive Grade II listed country house set in an outstanding parkland position near to the market town of Tetbury approached down a wonderful tree-lined driveway in prime Cotswold country

“For Sale for the first time in over 60 years.”

Tetbury 1 mile • Kemble station 8 miles • Cirencester 11 miles • M4 (J.17) 12 miles
(Distances approximate)

Reception hall • Staircase hall • Drawing room • Conservatory • Study • Dining room • Sitting room • Kitchen/ breakfast room

Play room • Games room • 2 cloak rooms • Extensive Domestic offices • Cellars

Master bedroom, dressing room and bathroom • 2 guest suites • Picture gallery • 4 further bedrooms • 2 further bathrooms
Nursery/Dressing Room • Second floor with attic rooms

3 bedroom cottage • Barn • Outbuildings with planning to convert to a further cottage • Garaging • Stabling • Further outbuildings

Beautiful gardens and grounds • Parkland and pasture • Rural Cotswold views

In all about 51.52 acres

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Your attention is drawn to the Important Notice on the last page of the brochure.

Gloucestershire



Upton Grove is situated in the hamlet of Upton close to the market town of Tetbury. Tetbury is a particularly attractive unspoilt town in the South Cotswolds in an area renowned as one of Outstanding Natural Beauty. The house is surrounded by rolling parkland and fields, part bounded by Cotswold stone walls. Slightly further afield, Cirencester provides a wide cross section of leisure and shopping facilities, whilst the larger commercial centres of Cheltenham, Bath and Swindon provide a more comprehensive selection of facilities, theatres and shopping



Communications are excellent with Kemble station, providing trains to London Paddington in about 1 hour and 20 minutes or via the motorway network reached by the M4 (J.15) about 26 miles, with the M5 (J.13) about 13 miles.



Sporting and Leisure facilities in the area include Golf at Minchinhampton and Castle Combe, racing at Bath and Cheltenham, and the surrounding countryside provides attractive walks and rides along a number of local footpaths, and bridleways. There is hunting with the Duke of Beaufort's hounds and the Vale of the White Horse (VWH) nearby. Sailing at the Cotswold Water Park, motor racing at Castle Combe Circuit and The National Arboretum is a wonderful attraction and hosts a variety of excellent events.



The area is renowned for its excellent selection of schools, with Beaudesert Park Prep School and Westonbirt School within about 6 miles with other highly regarded schools within striking distance including St. Marys Calne, Marlborough College, Rendcomb College as well as the schools and colleges in Cheltenham, Oxford and Bath.



Upton Grove

Upton Grove is a wonderful Grade II Listed Manor House set at the end of a long tree lined driveway. The house sits centrally within its land with wonderful rural views yet within 1 mile of the market town of Tetbury.

History

The small family estate was formed around 1680 by Samuel Saunders who was a Tetbury mercer. He built a farmhouse on this site. However in 1787 the house was bequeathed to Thomas Saunders, who enlarged the house. He added some Gothic details to the older part of the building and laid out a small park. The house was described as 'a neat Gothic Villa'. In 1849 the house was sold to R.S Holford to form part of the expansion of the Westonbirt estate. During this ownership the house was greatly enlarged. There were further 20th century additions until the house was updated in the 1970's. What makes the sale of this home unique is that it has been in the same ownership for over half a Century.



Accommodation

The accommodation is arranged over three floors with a number of well-appointed reception rooms and flexible bedroom accommodation. The house has a most charming feel to it and is a mixture of more classically proportioned reception rooms and more intimate beamed family room. Throughout the house there are many traditional period features including fine doors, decorative carved joinery, carved stone fireplaces, a fine staircase and in one or two rooms some stained glass windows.

The reception rooms are a main feature of the house which all radiate off the central hall which is used as an extremely comfortable sitting room. The dining room and drawing room are both extremely elegant rooms with high ceilings and the drawing room benefits from double doors leading into a very well-proportioned conservatory which has delightful views over the parkland. The majority of the reception rooms have a southerly aspect making them light and airy, whilst enjoying the delightful views over the gardens and surrounding land beyond.

The kitchen/breakfast room, benefits from a door out to the terrace running along the southern side of the house which is ideal for summer entertaining. A corridor leads from the kitchen out to the back door where there is an extensive range of domestic offices which could easily be rearranged to suit a family's requirements.













A fine staircase leads up to the first floor with the master bedroom suite occupying a generous part of the gothic wing and benefitting from exceptional views. There is a large landing/picture gallery which forms the centre piece of the first floor and off which the two main guest bedrooms suites are situated with a door to the family wing. On the second floor there are 3 attic rooms which have potential to be used as bedrooms or could very easily be adapted for use as offices, a train room or whatever the needs of the purchaser are.



Approximate Gross Internal Floor Area

House: 1,045 sq m (11,250 sq ft)

Cottage: 224 sq m (2,411 sq ft)

Nursery School: 195 sq m (2,100 sq ft)

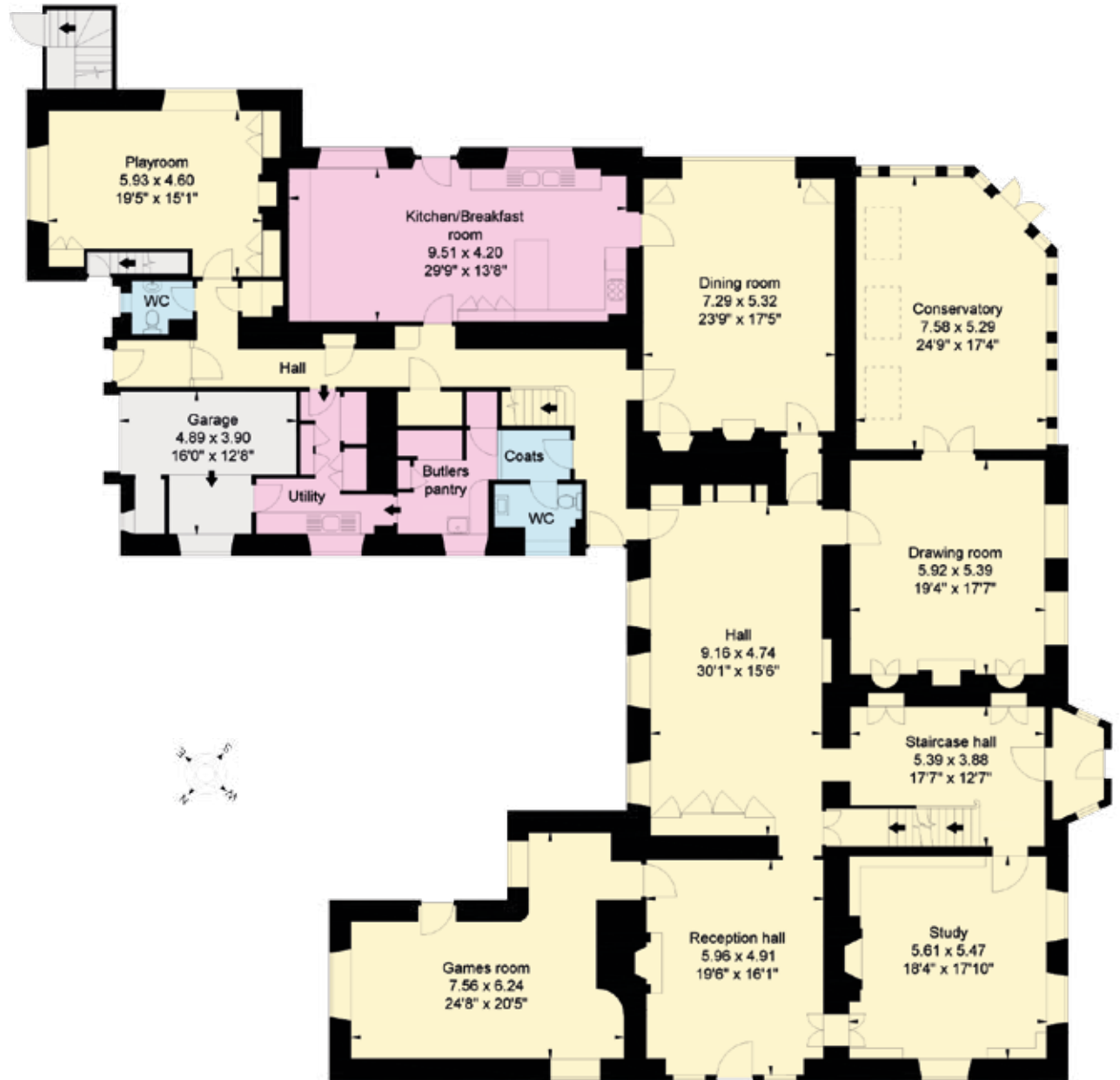
Outbuildings: 223 sq m (2,400 sq ft)

Total: 1,687 sq m (18,161 sq ft)

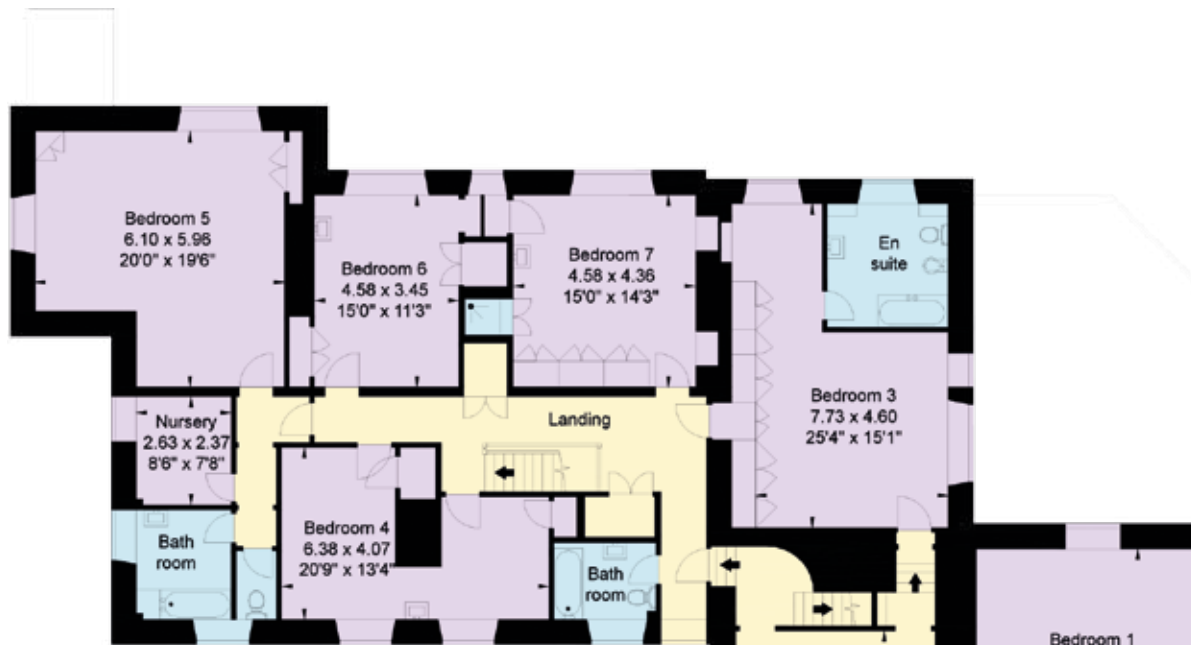


Main House: Cellars

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

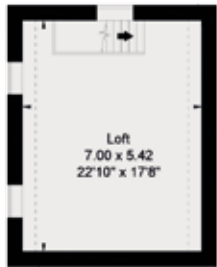
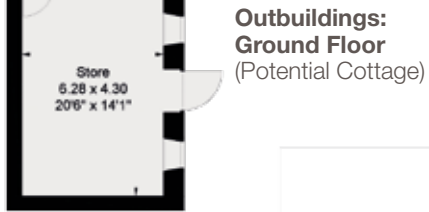
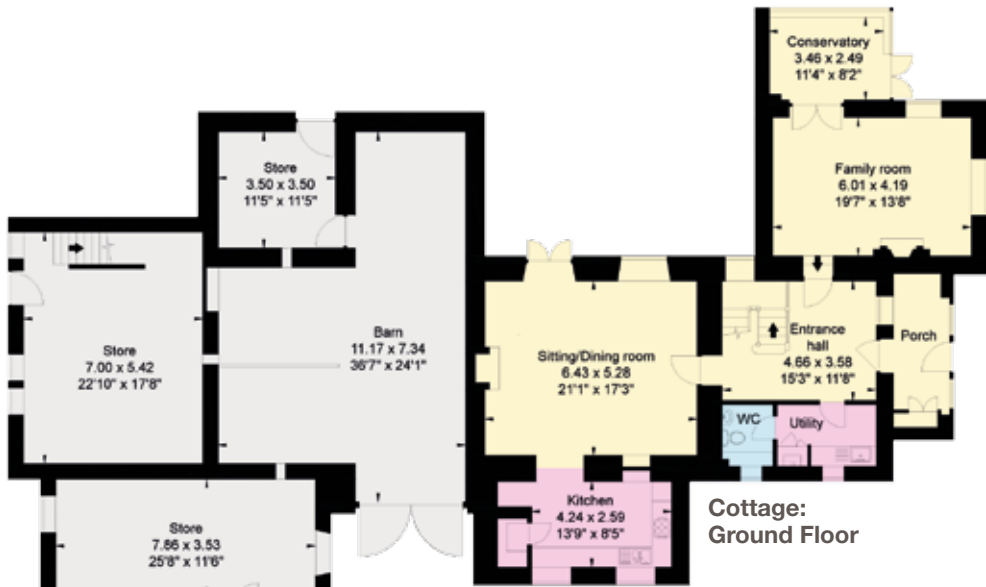


Main House: Ground Floor



Main House: First Floor

Main House: Second Floor



Denotes restricted head height





Nursery School



Outbuildings

In addition to the main house, Upton Grove has a 3 bedroom cottage attached to the substantial Cotswold stone barn. A wing beyond the barn also has planning permission to create a further cottage. We understand that planning on this cottage is current as works were carried out when planning was first granted.

There is a stable yard with a substantial range of stables together with garaging for 3 and beyond a substantial L shaped building which has in recent years been used as a nursery school but has potential either as further residential accommodation or to use as a workshop.

Beyond this is a range of former agricultural barns which have been used as income potential, being let to local craftsmen.



Gardens and Grounds

The gardens lie mainly to the south and south west of the house. These on the whole are formal gardens with extensive lawns with several different “rooms” which provide colour at different times of the year. Within the gardens there is a large pond, a number of dwarf Cotswold stone walls, a clipped parapet hedge and many fine specimen trees and shrubs.

From the outset of spring, the garden is adorned with spring bulbs, Magnolias and flowering cherry and other flowering shrubs leading through to the mid-summer when the roses are at their best.

On the northern side of the house, there is a further gravelled area for everyday parking and a substantial kitchen garden and orchard.

There is a hard tennis court in need of re-surfacing and also a disused outdoor ménage.

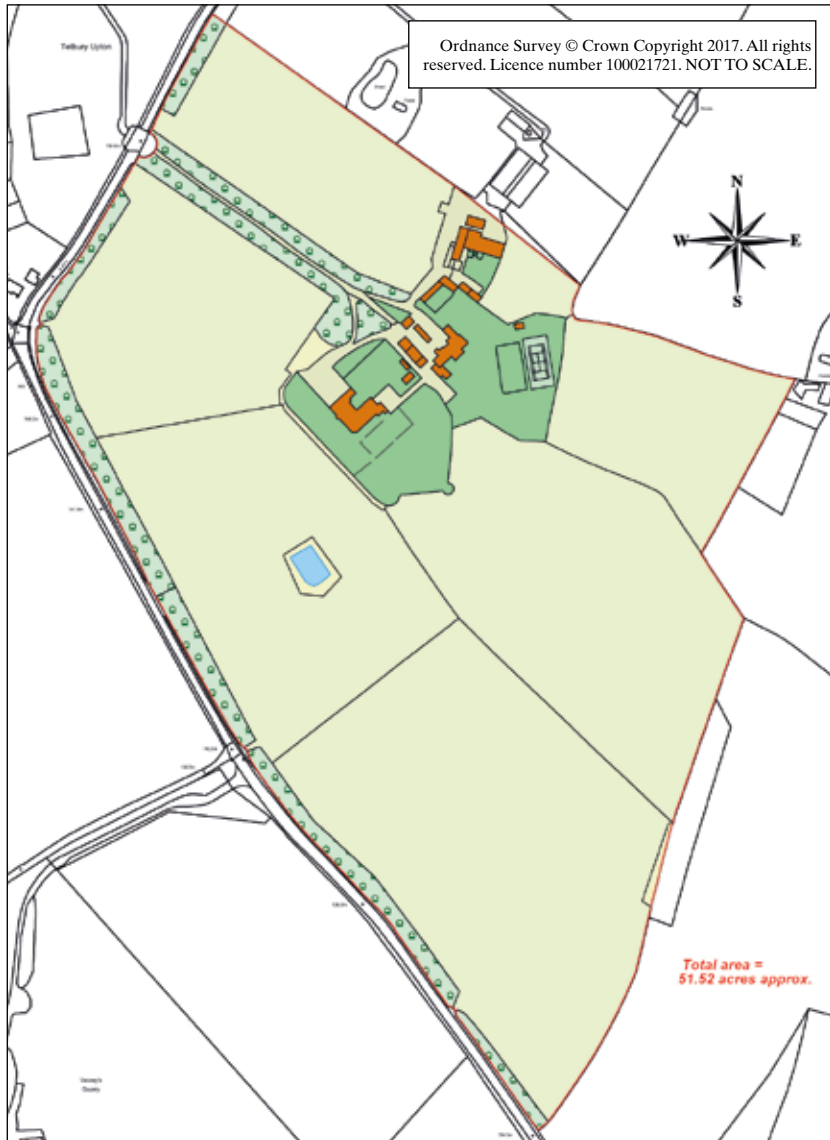




The Land

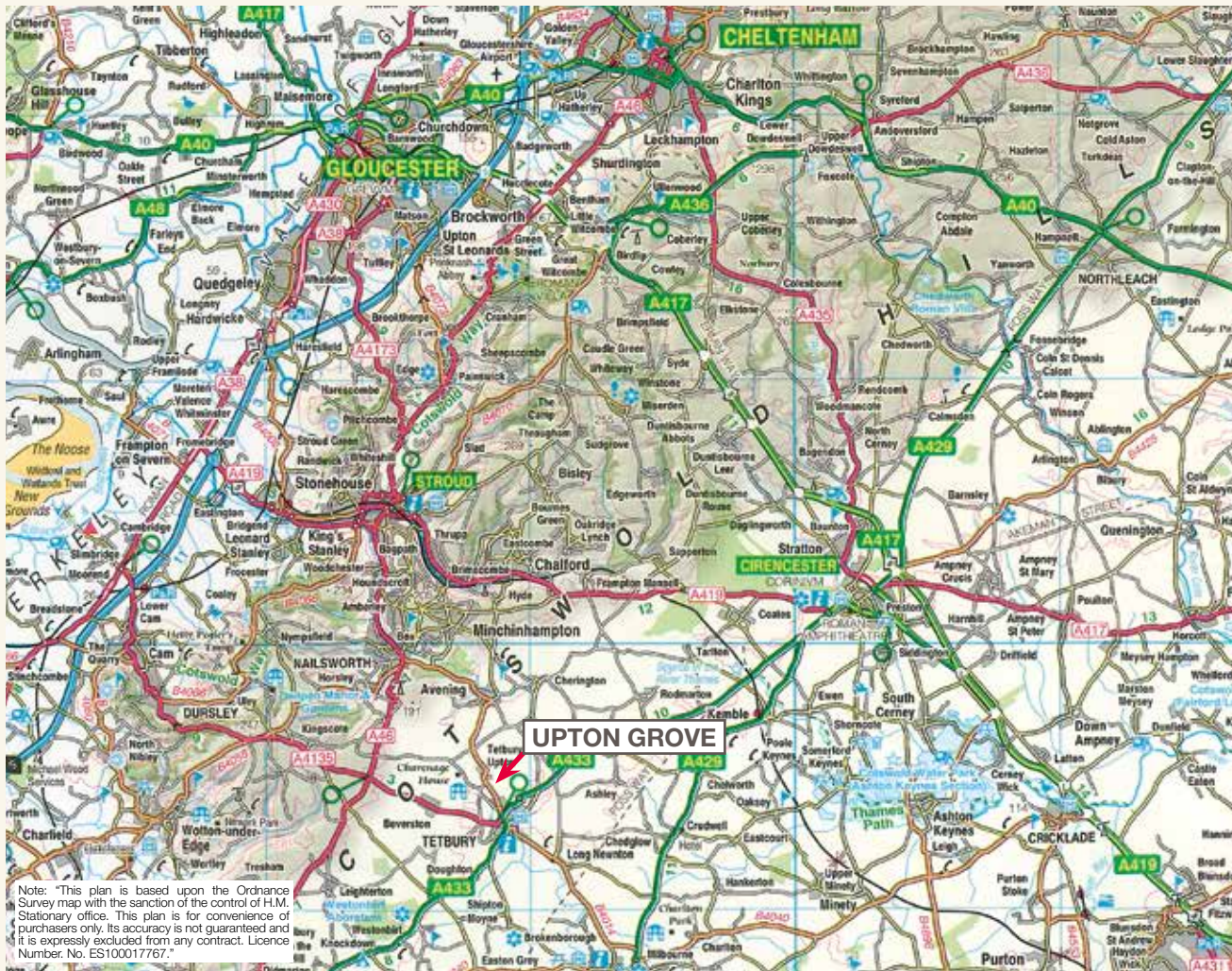
The main drive is bordered by an avenue of mature lime trees leading to the house and stables, with beyond these railed paddocks on either side. On the southern side of the house there are several fields with a number of specimen trees which creates an idyllic parkland setting for the house. The fields are well fenced and mostly have water troughs for livestock.

The grazing has been let on an annual basis to a local farmer.



Leases and Income of Let Properties

Property	Details	Rent Payable	End Date
The Cottage	Assured Shorthold Tenancy	£12,000 pa	28 February 2018 or earlier by 2 months' notice
The Nursery School	Commercial lease	£12,500 pa	24 December 2017
The Old Forge	Commercial lease	£6,822 pa	24 December 2017
The Land	Seasonal Grazing Agreement	£55 per acre	31 October 2017



Local Authority

Cotswold District Council Tel: 01285 623000

Services

Private water & drainage, Mains electricity and gas.
Gas fired central heating.

Ground mounted photovoltaic panels

Fixtures and Fittings

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

Directions

From London take the M4 and exit at Junction 15 onto the A419 dual carriageway. Continue along the dual carriageway taking the exit to Cirencester. At the end of the slip road turn left and at the roundabout on the outskirts of Cirencester turn left and continue around the bypass signposted Tetbury (A433). From Cirencester leave the ring road on the A433 towards Tetbury. Follow this road all the way to Tetbury and go straight over two mini roundabouts and one large roundabout. In town where the road turns sharp left, turn hard right signposted Chavenage. Follow this road for about 1.1 miles until you reach Tetbury Upton. Go around a hard right hand bend and the entrance gates will be found on the right hand side with wrought iron gates set in a semi-circular Cotswold stone wall. Follow the tree lined drive to the top bearing right to the gravel turning circle in front of the main house.

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