



ALDERLEY HOUSE

ALDERLEY | GLOUCESTERSHIRE



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Tetbury 10 miles,
Cirencester 20 miles,
Bristol 23 miles,
Central London (from Kemble station) from c.78 minutes.
(All mileages and times are approximate)

Hall | 7 Principal reception rooms | Kitchen/breakfast room
5 Principal bedrooms and Guest Wing | 5 Further bedrooms
Staff flat

2 Bedroom Coach House

2 Bedroom Lodge House

Swimming pool | Indoor sports hall | Tennis court
Tennis court | Practice polo field

Double all-weather manège | Outbuildings | Beautiful gardens
and grounds | Orchard | Woodland | Paddocks

About 26 acres

A MAGNIFICENT COUNTRY HOUSE
WITH RECREATIONAL FACILITIES RARELY SEEN.



HISTORY

The present day Alderley House is a mid-19th century Grade II listed country house designed by Lewis Vulliamy and built for Robert Blagden Hale in the small Cotswold village of Alderley, in Gloucestershire. It was built on the site of The Lower House, Sir Matthew Hale's original 17th century manor house, and is situated immediately to the south west of St Kenelm's Church. During the build, many original materials were retained, including the 17th century Jacobean cellars and the beautiful sweeping staircase. The gate lodge bears the date the estate was completed in 1863. Lewis Vulliamy was the architect who also built Westonbirt House for the Holford family who were related, by marriage, to the Hale family.

The adjacent church of St. Kenelm's pays homage to the family history, adorned with gracious monuments of many of the Hale family members.

At the outbreak of World War II in 1939, Rose Hill School was evacuated to the house from Banstead in Surrey until 2009, when the property was reverted back to a private residence.

In 2010, a water diviner discovered natural spring water in the walled garden and Alderley Cotswold Natural Spring Water took its place as the only Cotswold-drawn bottled spring water on the open market.



SITUATION

The property is positioned in a commanding situation on the side of a hill within the small village of Alderley which lies close to the southern edge of the Cotswolds. The property is well placed with access to both the M4 to London and the M5 leading to the south west and north to Birmingham.

Kemble station, near to Cirencester, and Bristol Parkway station, both offer a mainline railway line to London Paddington which can be reached in around 78 minutes.

The property is within easy reach of the Cotswold Airport at Kemble, Bristol Airport to the south and Heathrow is within reach along the M4 motorway. The property can easily accommodate helicopters for either day or night time landing.

The closest and most recognised market towns in the area are Cirencester and Tetbury to the east. The Regency spa town of Cheltenham lies to the north, the Georgian city of Bath, as well as the regional centre of Bristol are both to the south.

Typical day-to-day requirements are offered in the local towns of Tetbury, Nailsworth and Stroud. Tetbury offers an excellent range of restaurants, antique shops and supermarkets, as well as the newly opened Highgrove shop.

The elegant and historic cities of Bath and Cheltenham are both famous for their architecture and art, music and literary festivals. They also have their own theatres and a great number of excellent restaurants.

ALDERLEY HOUSE

This outstanding Grade II listed property has been restored back to its former glory and now presents itself as the perfect country house. The property was built with stone stacks and multiple polygonal ashlar shafts, with moulded cornices and a Cotswold stone tiled roof.

Alderley House is built in a Jacobean style; arranged over three floors with a large gabled top floor and roof. The stunning cantilevered staircase, beautiful period fireplaces, corniced ceiling mouldings and panelled shutters virtually throughout are of particular note.





The ground floor comprises a front porch with reception hall, separate staircase hall and five principal reception rooms. The kitchen/ breakfast room is as beautiful as it gets with marble work services, flagstone floors and Georgian sashed windows. To the side is a rear hall, utility room and boot room.

The first floor features five principal bedrooms with a guest wing and five smaller children's bedrooms. These are grand rooms with generous ceiling heights and beautiful proportions. The majority of the rooms enjoy wonderful views over the surrounding countryside.

The first floor is also served by a secondary staircase which continues up to the second floor with a series of attic bedrooms/games rooms and bathrooms. In addition to this is a separate flat, with living room, breakfast room, 2 bedrooms and a bathroom.

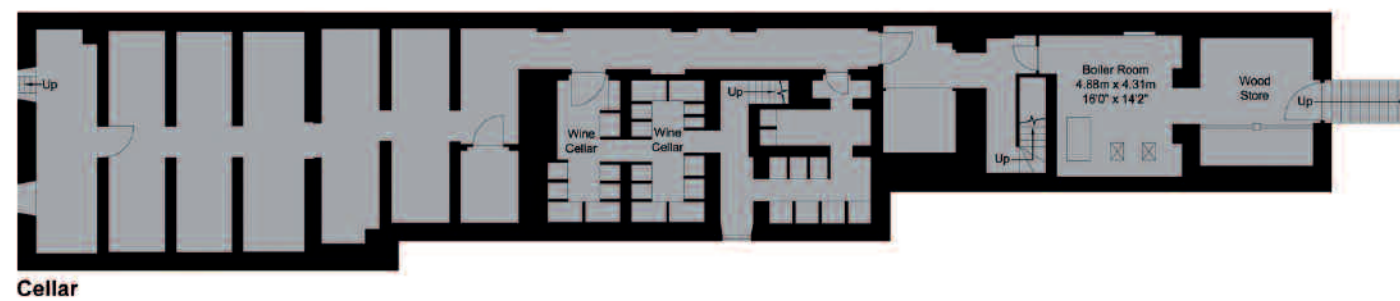
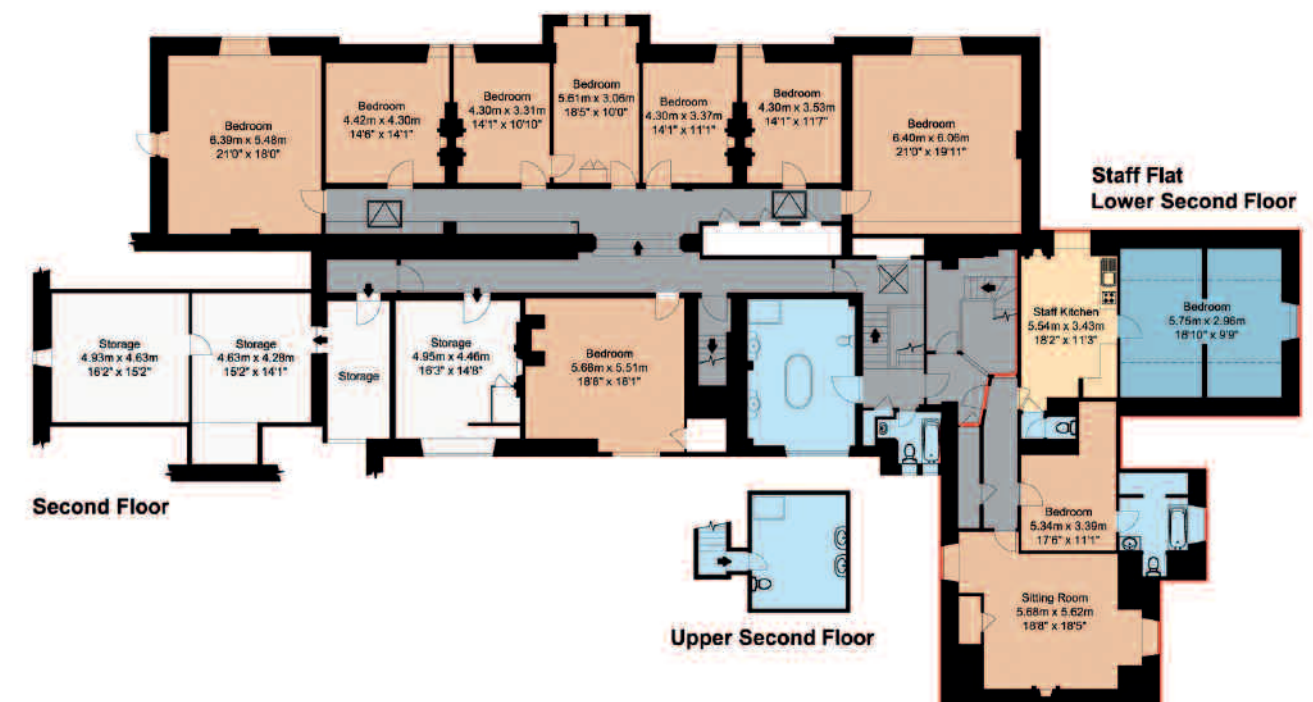
The cellars extend to virtually the full length of the property and house the boiler room and original wine cellars.



Alderley House, Alderley

Gross Internal Floor Area Approx :-
 Ground Floor 776 sq metres / 8353 sq Feet
 First Floor 614 sq metres / 6609 sq Feet
 Second Floor 544 sq metres / 5855 sq Feet
 Upper Second Floor 13 sq metres / 139 sq Feet
 Cellar 268 sq metres / 2884 sq Feet
 Coach House 321 sq metres / 3455 sq Feet
 Stores 59 sq metres / 635 sq Feet

Total 2595 sq metres / 27933 sq Feet







GARDENS AND GROUNDS

The property is approached through a set of impressive entrance gates with a gravel driveway splitting at a junction, one way to the front door and to the right down towards the rear of the house, polo field and arena.

The gardens have been sympathetically restored with careful landscaping and subtle planting throughout.

There is a side entrance gate which also gives access to a separately owned bungalow on the edge of the house grounds.

Either side of the main driveway the gardens are laid to lawn and continue round to the south facing rear of the building with a formal lawn enjoying stunning views down towards the Severn estuary. Framed by the view and a copper beech tree is a heated swimming pool and tennis court occupying the perfect sun-trap.

ANCILLARY ACCOMMODATION

The Coach House

The Coach House provides a separate flat to include 2 bedrooms, 1 bathroom and an open-plan kitchen and sitting room. Below the flat is a carpeted garage with under-floor heating and large carriage doors opening onto the courtyard. To the rear, are buildings that include a workshop, outer offices and further estate buildings.

Outbuildings

Adjoining the Coach House is a very large sports hall which serves as a badminton and netball court in amongst a number of other uses.

Alderley Lodge

Alderley Lodge is situated off the entrance of the main drive. This beautiful building is built very much in the same style as the main house with 2 bedrooms, 1 bathroom, kitchen and a sitting room.



Alderley Lodge

RECREATIONAL AND POLO FACILITIES

Alderley House has what is rarely seen in a house at this level. In addition to the swimming pool and tennis court is a riding school large enough to be used as a practice polo arena with an all-weather Martin Collins Polytrack surface. The arena is floodlit for use at night and during the winter months. Beside the arena, there is a practice grass polo ground with a viewing bank. There is extensive parking for lorries and potential to create further boxes to accommodate horses.

GRASS PADDOCKS, ORCHARD AND WOODLAND

There are two paddocks of approximately 5 acres each laid to grass to either enjoy or for use as turn out for animals. The orchard is positioned to the side of the entrance to the property and provides a beautiful well-planted area containing a variety of deciduous and evergreen trees. At the lower border of the property are extensive walkways through woodland areas around the property.

SPORTING

There are numerous polo clubs close by, the nearest is the world famous Beaufort Polo Club situated 9 miles away. Badminton International Horse Trials is held a similar distance away with racing at Cheltenham, Bath and Newbury. The area enjoys some of the best shooting in the country with steep valleys providing the most challenging of shooting. In addition the property lies close to the centre of the Beaufort hunting country.





Key	
■	Sports Hall
■	Alderley House
■	Coach House, Lodge & Outbuildings

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 Drawing No. N6127-01 Date 26.06.14

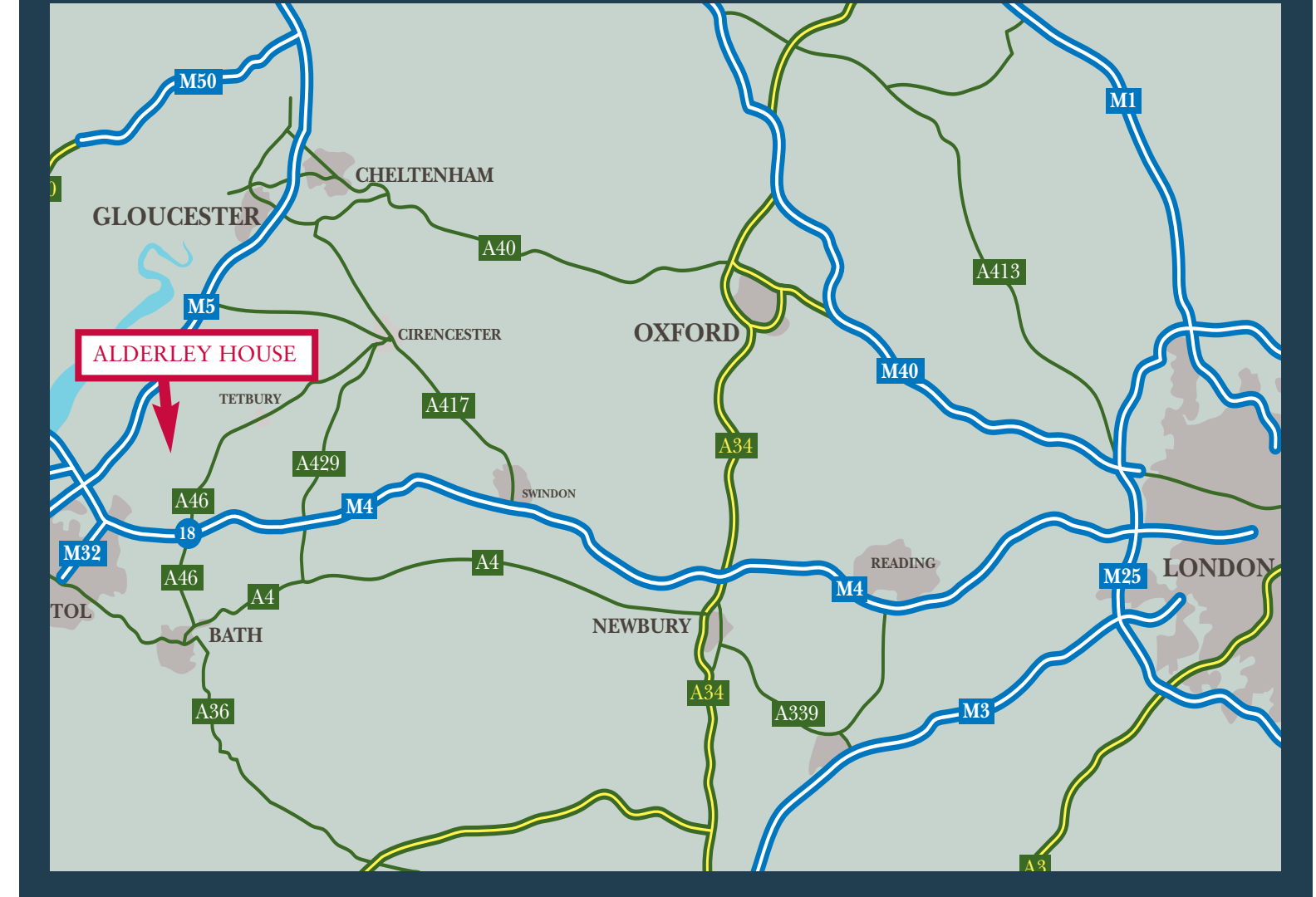


Alderley House



NOT TO SCALE

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GENERAL REMARKS AND STIPULATIONS

Further information can be provided upon request.

Services: Mains water, electricity, mains drainage, oil fired central heating. Broadband.

Listing: Grade II.

Footpaths: There are no footpaths or bridleways that cross the land.

Rose Hill Bungalow: The property has a right of way through the secondary gates down to the property. Further details are available from the joint selling agents.

Local authority: Stroud District Council: Tel: 01453 766 321.

Postcode: GL12 7QT

Council tax: Alderley House Band H. Alderley Lodge Band B.

Fixtures and fittings: All fitted carpets, curtains, light fittings, garden furniture and equipment are excluded from the sale but may be available by separate negotiation. Furniture will be available by separate negotiation. All equipment owned by Alderley House Bottling Company LLP for bottling still and sparkling spring water is available by separate negotiation.

Viewings: Strictly by appointment with the agents Knight Frank and Strutt and Parker.

DIRECTIONS (GL12 7QT)

From London take the M4 heading west to junction 18 (signposted to Bath and Stroud). After leaving the motorway at junction 18, head north on the A46 towards Stroud. After approximately 6 miles, turn left at the crossroads to France Lane (signposted to Hawkesbury Upton and Hillesley). Proceed through the village of Hawkesbury Upton and continue through to the village of Hillesley, past the war memorial on the left hand side and follow the road around to the right. Continue for approximately 1 mile, on reaching the brow of the hill, follow a left hand bend and the gates to Alderley House can be seen on the left hand side after the church.

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Tel: 01285 659771

Gloucester House, Dyer Street
Cirencester GL7 2PT
atty.beor-roberts@knightfrank.com
www.knightfrank.com

Tel: 020 7861 1078

55 Baker Street
London W1U 8AN
rupert.sweeting@knightfrank.com
www.knightfrank.com

Tel: 020 7629 7282

13 Hill Street
London W1J 5LQ
london@struttandparker.com
www.struttandparker.com

Tel: 01285 653101

15 Dyer Street, Cirencester
Gloucestershire GL7 2PP
cirencester@struttandparker.com
www.struttandparker.com



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