

# ABNASH HOUSE

CHALFORD HILL  
GLOUCESTERSHIRE





**ABNASH HOUSE, ABNASH, CHALFORD HILL, STROUD, GLOUCESTERSHIRE, GL6 8QN**



**OFFERS IN THE REGION OF £2,500,000**

**A BEAUTIFULLY PRESENTED 300 YEAR OLD HOUSE, WITH ANNEXE AND SUPERB HOME OFFICE, CLASSIC 'ENGLISH COUNTRY GARDEN', SWIMMING POOL AND CIRCA 7 ACRES OF ANCIENT MEADOWS AND MATURE WOODLAND**

**Grade II Listed the accommodation comprises: Drawing Room, Sitting Room, Orangery, Cinema Room, Kitchen, Breakfast Room, Pantry, 2 ground floor Cloakrooms, Master Bedroom suite, 3/4 further Bedrooms and 2 further Bathrooms. Spacious self-contained staff flat, versatile 3 room Home Office suite, Secure gated private Driveway, extensive Outbuildings, landscaped Garden and Swimming Pool with Pool House and entertainment area**





Promap v2  
LANDMARK INFORMATION

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Believed to date from the middle of 17th C the walls of Abnash House speak of the generations down the ages, who have been privileged to consider it their home. Behind the handsome facade is an interior that is equally rich in history with exposed beams, massive fireplaces, old doors and a fine 'Jacobean' era staircase. Unpretentious, Abnash House feels totally at peace with its surroundings and is first and foremost a family home, with a lovely welcoming atmosphere. Beautifully presented throughout, there is an emphasis on quality, be it the decor or the fittings including state of the art technology. A magnificent Orangery on the south side of the house is the focal point for the ground floor with two further reception rooms and a cinema/entertainment room. Almost the entire top floor is given over to a superb master bedroom suite with 3/4 further bedrooms and 2 further bathrooms on the first floor. Adjacent to the house is a stone barn, the ground floor of which has been converted to provide a suite of rooms, currently a recording studio, gym and office, with a large self contained staff flat or additional guest suite, above. The lovely garden has been cleverly landscaped to provide different vistas with colourful borders flanked by level lawns, before eventually cascading down to the swimming pool which is flanked by a Pool House, with catering facilities and a sheltered entertainment area for dining al fresco. The southerly views from Abnash House are spectacular, overlooking a natural 'bowl' formed of ancient meadows fringed by mature woodland, an ideal setting for children to explore and enjoy. There are useful outbuildings and access is by a private drive with high wooden electric gates opening onto a sweeping gravel driveway. The property stands in approximately 7 acres.



#### LOCATION

Abnash House is situated on the edge of Chalford, a thriving village set in the hills between Stroud and Cirencester and south of Cheltenham. Circa 2 hours to London by road or about 90 minutes by train into Paddington from nearby Stroud, accessibility is a major attraction of this location which also offers easy access to the M5 motorway (junction13) for Bristol or the West Midlands. Characterised by wooded river valleys, this part of the Cotswolds has a cosmopolitan feel, with Stroud in particular, a noted centre for the Arts and Chalford having its own festival. With excellent local amenities, Chalford is conveniently close to Cirencester and Stroud, both towns having large Waitrose stores as well as other supermarkets. Cheltenham is circa 30 minutes drive. There are excellent state and primary schools - Stroud has separate boys and girls grammar schools, Beaudesert Park is nearby as well as Wycliffe College and the Cheltenham Colleges run buses for local pupils. Abnash House is set on the upper slopes of what is known as the Golden Valley with lovely walks on a network of public footpaths, part of the Cotswold Area of Outstanding Natural Beauty. Other leisure opportunities include golf at Minchinhampton on a championship standard course, National Hunt racing at Cheltenham and premier division rugby at Gloucester, or simply discovering one of the many excellent places to eat out locally.

#### GENERAL INFORMATION

Abnash House is listed Grade II. There is an all weather tennis court in the grounds (in need of re-surfacing). There is a restrictive covenant against development in the meadow in front of Abnash House.

#### DIRECTIONS

Leave Stroud on the A419 in the direction of Cirencester. Upon reaching Chalford, take the left hand turning, immediately after St Marys Church and proceed up the hill (Old Neighbourhood0, towards Bisley. At the crossroads two thirds of the way up, turn right for Chalford into Abnash. The driveway to Abnash House is located shortly after, on the right hand bend, with high wooden entrance gates.

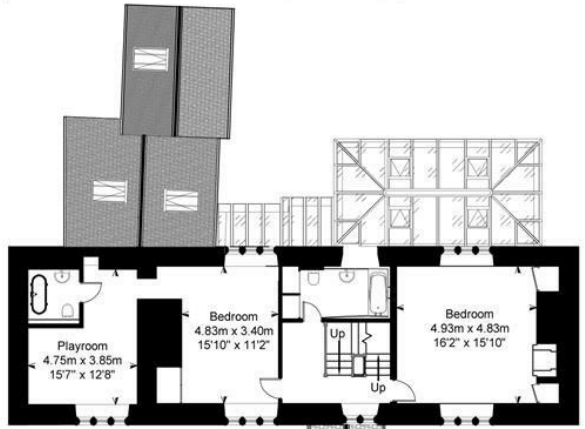
<b>TENURE</b>	Freehold
<b>EPC</b>	EER: N/A Grade II Listed
<b>SERVICES</b>	Mains water, electricity and gas are believed to be connected to the property, private drainage, gas-fired central heating

**VIEWING** By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

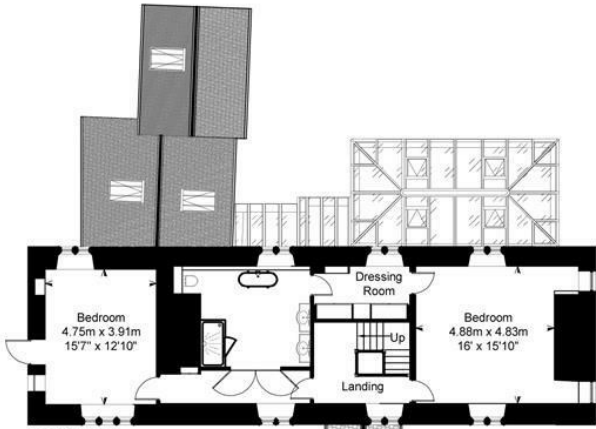
**Abnash House, Abnash, Chalford, Gloucestershire**

House Approximate IPMS2 Floor Area	337 sq metres / 3628 sq feet
Cellar	19 sq metres / 205 sq feet
Studio / Gym	57 sq metres / 614 sq feet
Annex	54 sq metres / 581 sq feet
Pump Room	4 sq metres / 43 sq feet
Changing Room	21 sq metres / 226 sq feet
Seating Area	17 sq metres / 183 sq feet
Stores	29 sq metres / 312 sq feet
Greenhouse	8 sq metres / 86 sq feet
Office	10 sq metres / 104 sq feet
Garden Store	20 sq metres / 215 sq feet
Stable	15 sq metres / 161 sq feet
Cart Shed	41 sq metres / 441 sq feet
<b>Total</b>	<b>640 sq metres / 6889 sq feet</b>
(Includes Limited Use Area Annex)	(9 sq metres / 97 sq feet)

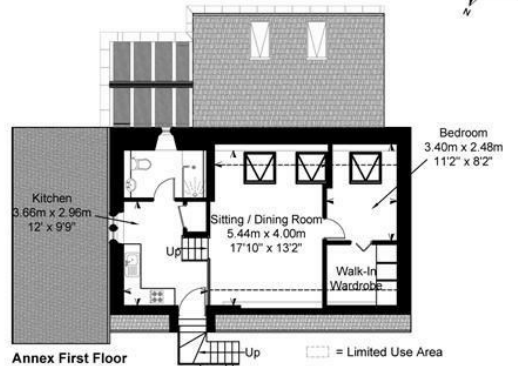
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 07890 327 241  
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 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation



**First Floor**

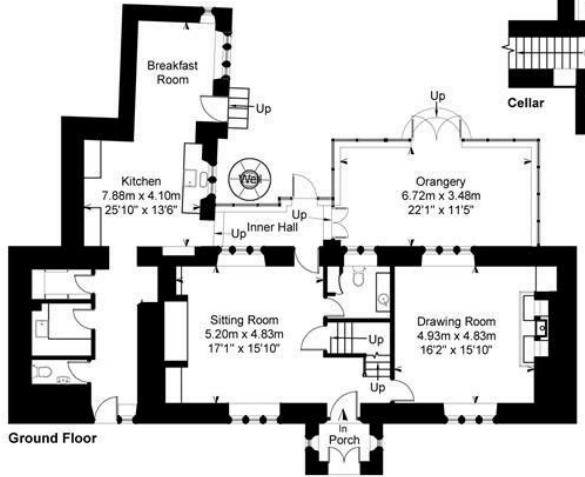


**Second Floor**

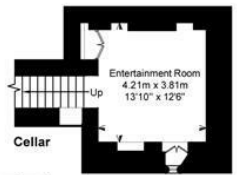


**Annex First Floor**

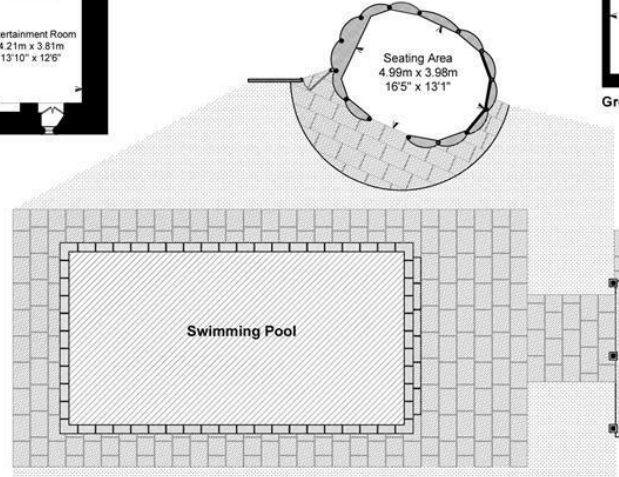
□ = Limited Use Area



**Ground Floor**



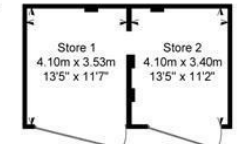
**Cellar**



**Swimming Pool**

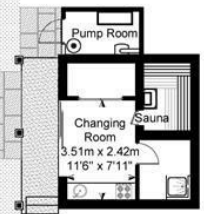


**Ground Floor**



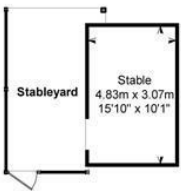
**Store 1**

**Store 2**



**Pump Room**

**Changing Room**



**Stableyard**

**Stable**

**SUBJECT TO CONTRACT**

**IMPORTANT NOTICE:** Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy



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