

The Orchards, Gretton, Winchcombe, Gloucestershire





An immaculate Grade II listed Cotswold house, set in beautiful gardens with distant views.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining Room | Sitting Room

Kitchen/breakfast room | Utility/boot room

Wine store | Log store

Principal bedroom suite | Guest bedroom suite

Two further bedrooms | Family bathroom

Coach House

Three further guest bedroom suites

Two further bedrooms | Bathroom

Garden and Grounds

Beautiful landscaped gardens with ponds and pasture

Ornamental orchard | Heated outdoor swimming pool

In all about 20 acres



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Situation

Approached via a 'No-through Road' on the edge of the popular Cotswold village of Gretton, The Orchards is situated in a secluded and elevated position with far-reaching views towards Bredon Hill. Gretton is a much sought after village benefiting from a strong community feel, village hall, church, a very popular primary school and two public houses; The Royal Oak and The Bugatti Inn. Gretton holds several 'village events' throughout the year that make it very much a 'living village.'

The thriving Saxon town of Winchcombe is approximately two miles away and has a comprehensive range of amenities including tea shops, butchers, bakers and greengrocers. There is also a doctor's surgery, a dentist and some excellent restaurants. The larger centres of Bristol and Cheltenham are within easy reach providing more extensive shopping facilities.

Communication links are good with Birmingham and Bristol being easily accessible via the M5. Train services to London run from stations in Cheltenham Spa (7 miles, trains from 126 minutes) and Evesham (10 miles, trains from 115 mins).

Education in the area is exceptional with the nearby Winchcombe Abbey primary and Winchcombe secondary schools. There is also a range of renowned private schools such as Rendcombe College near Cirencester, Cheltenham Ladies College, Cheltenham College, Dean Close, Malvern and many others.

Distances

Winchcombe 2 miles, Cheltenham 9 miles, Broadway 10 miles, M5 (junction 11) 8 miles.

(Distances and times are approximate)





The Orchards

The Orchards is an exceptionally pretty Grade II listed country house surrounded by open countryside and a woodland backdrop. The house occupies an extremely private position yet is in close proximity to the centre of Gretton.

The Orchards has the classic stone elevations of a traditional country home with origins dating back to the 17th century and later additions to include a summer house (with clock tower) in cut bath stone that have further enhanced the accommodation. The property has undergone an extensive refurbishment and is subsequently in immaculate order whilst retaining all of the period features and charm.

The accommodation has been designed to work well for entertaining, relaxing and family living as well as having excellent guest accommodation. From the flagged reception hall are the main reception rooms that include a light, well-proportioned drawing room with substantial stone fireplace and French doors leading to the garden terrace. The dining room features window seats, stone fireplace, stone flooring and a very warm, comfortable panelled sitting room which leads through to the vaulted rear hall. The kitchen/breakfast room is superbly fitted with bespoke units and polished corian surfaces with luxury appliances and four oven Aga.

On the first floor the bedrooms are arranged off a long landing with the principal bedrooms overlooking beautifully landscaped gardens.











Approximate Gross Internal Floor Area

House - Ground Floor: 241 sq m / 2,600 sq ft

House - First Floor: 154 sq m / 1,650 sq ft

Garage - Ground Floor: 85 sq m / 910 sq ft

Garage - First Floor: 86 sq m / 930 sq ft

Total: 566 sq m / 6,090 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



The Coach House

The Coach House is a detached building, positioned close to the main house. Built in 1993 in stone to match the style of the main house and provides excellent guest accommodation. The accommodation is arranged over two floors and is presented to the same high standard as the main house and comprises three bedroom suites on the first floor and two further bedrooms and a bathroom on the ground floor.

Gardens and grounds

The gardens and grounds provide an idyllic setting. The hard landscaping is of particular note with extensive use of York stone terracing and cut stone steps with walkways, level lawns and mature hedging, maximising the various vistas.

There has been extensive planting over the years and the trees that intersperse the lawn include sweet chestnut, crab apple, Canadian maple and twisted willow. There are extensive sheep/pony paddocks amounting to approximately 10 acres.

From the higher levels of the garden are wonderful distant views over the surrounding countryside towards Bredon and the Alderton Hills.

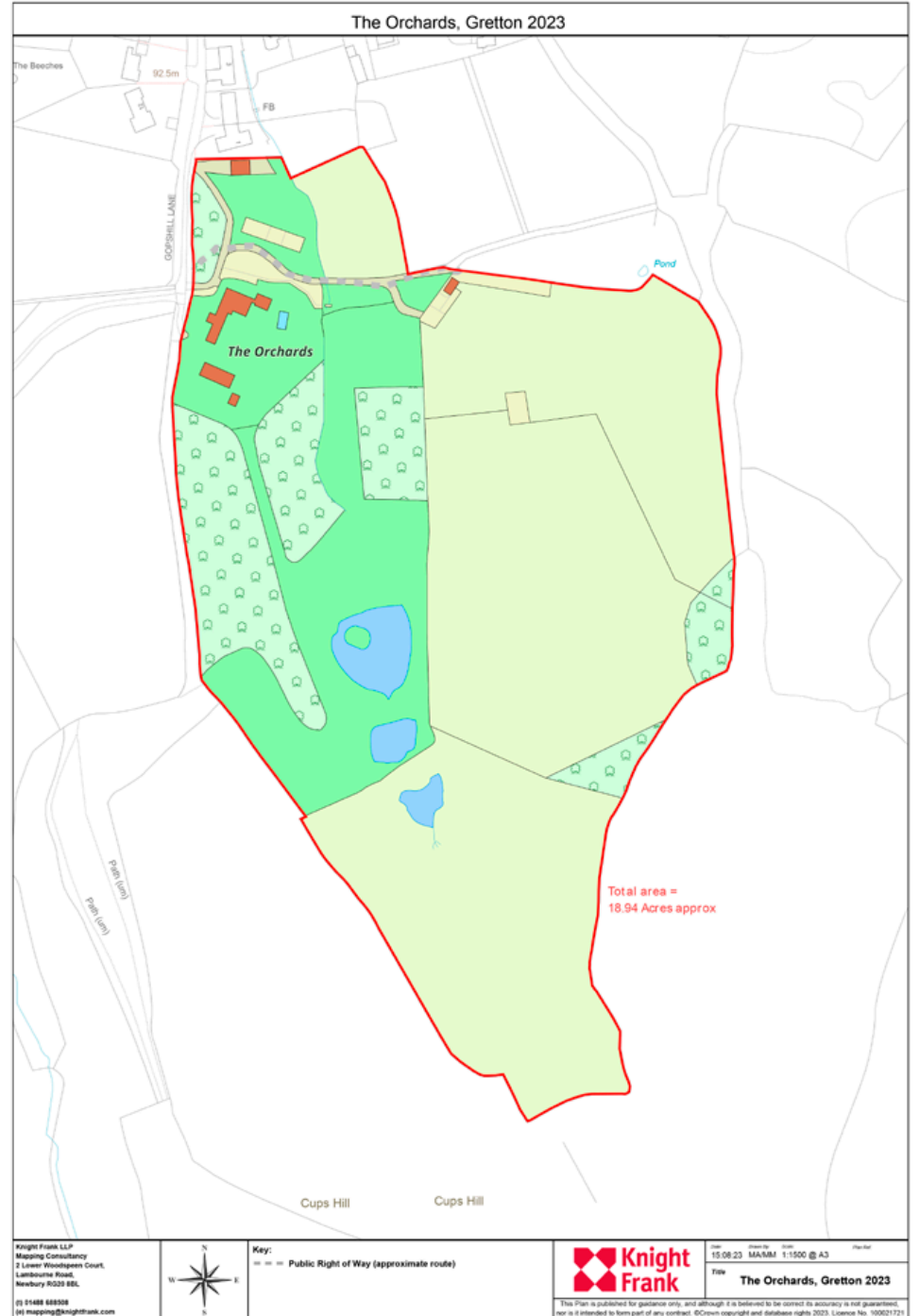
To the east side of the formal gardens are natural spring gardens with a stream and a pond. There is also a large vegetable garden and substantial timber storage.

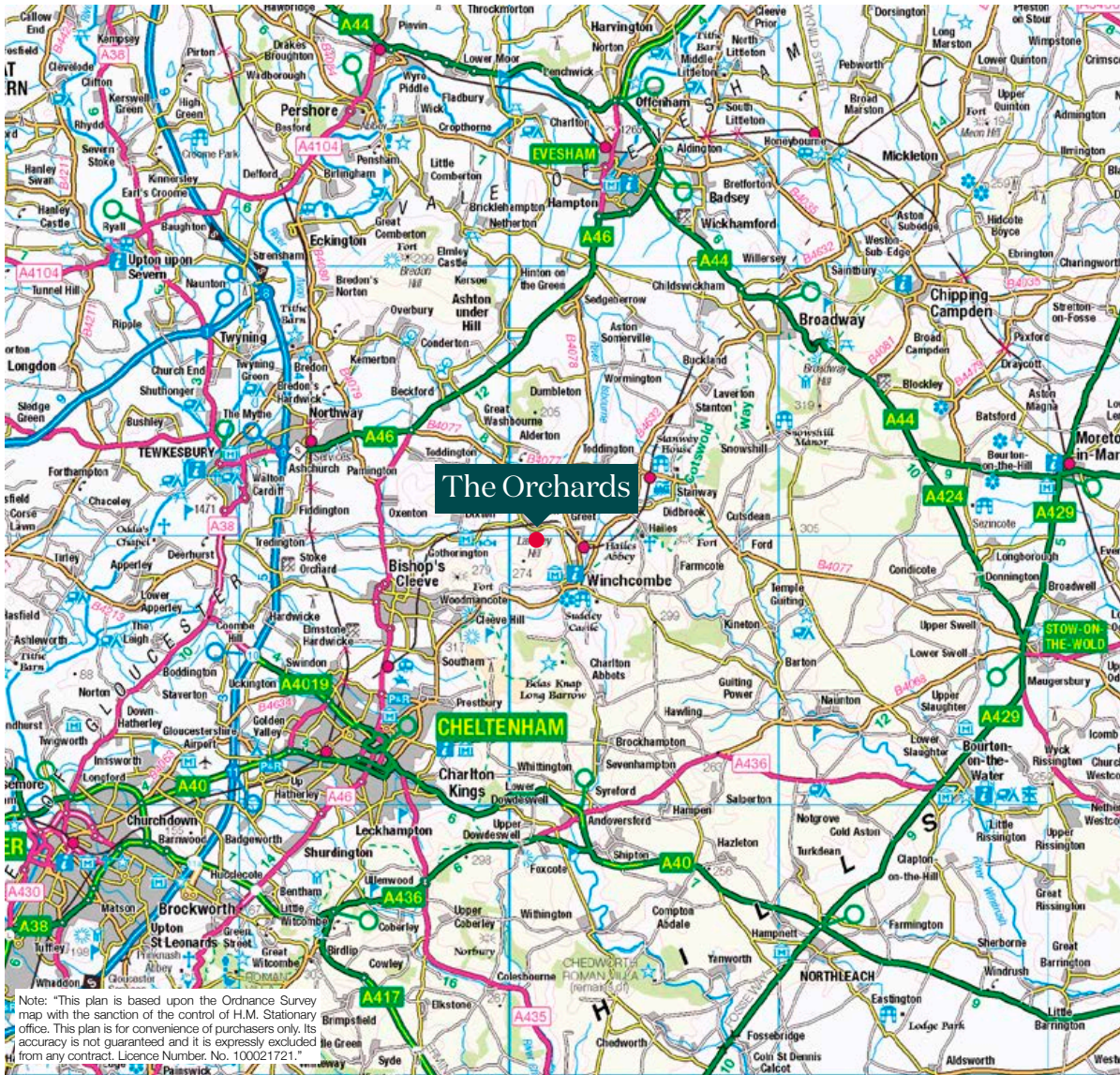
There is a recently refurbished swimming pool adjacent to the cinema room which enjoys a private, south facing position.











Property information

Tenure: Freehold.

Services: Mains gas, electricity and water. Private drainage.

Local authority: Tewkesbury District Council. Tel: 01684 295 010

Council Tax Band: H

Right of Way: There is a public footpath across the land. This is illustrated on the boundary plan as a grey dotted line.

Directions (Postcode: GL54 5ET)

what3word: ///breakaway.blushed.broad

Leave Cheltenham via the B4632 Prestbury Road. Continue through Prestbury leaving the village via Cleeve Hill (signposted to Stratford). Continue up and over Cleeve Hill into Winchcombe. Continue into the centre of the town and bear left onto North Street (signposted to Evesham B4078). After approximately 1.3 miles, bear left signposted to Gretton and follow the signs into Gretton village. Proceed past The Royal Oak on the left hand side and after the war memorial, take the second turning on the left up into Gopshill Lane. The Orchards can be found at the very top of the lane through a stone pillared entrance.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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Particulars dated August 2023. Photographs and videos dated 2011 and November 2022.

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