

ILES GREEN

Far Oakridge • Gloucestershire







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Far Oakridge, Gloucestershire

A fine Grade II listed Cotswold country house with distant views

**Cirencester 7 miles • Kemble station 8 miles (London Paddington 80 minutes)
Tetbury 8 miles • Cheltenham 145 miles (Distances and times approximate)**

Accommodation

**Entrance hall • reception hall • drawing room • dining room • sitting room • billiards room • study
music room • kitchen/breakfast/family room • utility room • cellar • indoor swimming pool**

Master bedroom suite • 3 further bedroom suites • 4 bedrooms • family bathroom • attic storage

Potential 2 bedroom flat within the house

Garaging • outbuildings • summer house

Beautiful gardens and grounds • hard and grass tennis courts

Paddocks and woodland

In all about 7.77 acres

**(Further 38.8 acres and outbuilding with development potential
available by separate negotiation)**

Gross internal floor area (main house) 11,367sq ft (1,056 sq m)

For sale freehold



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Gloucestershire

- The unspoilt hamlet of Far Oakridge nestles in the idyllic wooded combs about seven miles from the popular market town of Cirencester. The regional centres of Bath, Bristol and Cheltenham are within easy reach. There are extensive communications with the M4 and M5 motorways being accessible as well as regular train services from nearby Kemble or from Swindon.
- Education in the area is outstanding with many popular schools and colleges throughout the region. Of particular note is Westonbirt and St Mary's Calne for Girls as well as the renowned Cheltenham schools, Beaudesert Park and Rendcomb College.
- Sporting opportunities are diverse: hunting with the VWH and Cotswold Hounds; racing at Cheltenham and Bath; polo at Edgeworth, Cirencester Park and Aston Down. An excellent network of rights of way offer superb riding and walking throughout the surrounding countryside. Shooting is readily available and there are many horse trials in the area as well as the Cotswold Water Park.

Historical Note

- Iles Green dates back to the early part of the 17th century.
- Sir William Rothenstein, artist and, later, Principal of the Royal College of Art, owned the house in 1913 when the architect, Norman Jewson, added the significant Arts and Crafts features that are in evidence today. During Sir William's time at Iles Green, some well known people visited the house, these include Augustus John, Max Beerbohm, John Drinkwater and A E Houseman.
- General Lord Robertson, commander in chief Middle East and ADC-general to George VI and Elizabeth II then Chairman of the British Transport Commission, lived at Iles Green from 1952 until his death in 1974. The present owners purchased from his widow, Edith, Lady Robertson, in 1978.





Iles Green

- The house is positioned on the edge of the village of Far Oakridge in a quiet and rural Cotswold location. Approached down a gravel driveway to a parking area, the house is neatly perched on the side of the hill giving exceptional views over the surrounding countryside.
- The house is constructed of traditional Cotswold stone under a Cotswold stone roof and the accommodation is principally arranged over 2 floors.
- Throughout the house, traditional materials are a consistent feature with old stone floors and beautiful joinery. The property is a classic Cotswold house with early 17th Century origins having evolved through the years and is steeped in history.
- The majority of the rooms are positioned on the south side and therefore unusually for a Cotswold House the property is extremely light and the eye is always drawn to the distant views and rural outlook.

- The house is entered through an entrance hall leading into the reception hall with the study and billiards room on the south west side and music room opposite. Stone steps lead down to the drawing room, a light and double aspect room with an open stone fireplace positioned to one side and a door leading on through to an inner hall giving access to the dining room and adjoining sitting room. The dining room is of particular note being in the older part of the house with fine oak floor boards, stone fireplace, timbered ceiling, stone mullioned windows and exceptional views over farmland and down the Golden Valley. Leading off the dining room is the sitting room.
- A special and highly impressive feature is the new kitchen/ breakfast/family room being open-plan and very light, a completely bespoke kitchen with semi-circular preparation island with marble work tops, 4 oven Aga with electric module, double Belfast Sink and a range of on-floor and wall mounted cupboards. On the south side of the room is the dining area, there is also a larder with slate tops and shelves. Double doors lead out to the gardens to the front of the house and a door leads through to the inner hall that gives access to the indoor swimming pool with shower/changing facilities. Positioned close to the kitchen is the utility/laundry room that also doubles as a servery with on-floor and wall mounted units, built-in sink and preparation surfaces.









- A wooden staircase rises to the first floor landing with access to the majority of the bedrooms. The master bedroom suite is a double aspect room with built-in cupboards and adjoining bathroom with a door to the music room which could be used as a dressing room if required. Off the landing are 2 guest bedroom suites and a family bathroom. A corridor leads off to 4 bedrooms and in the end bedroom stairs lead up to the 2nd floor attic storage. Off the main landing, a wooden staircase rises up to the second floor bedroom suite. This bedroom is extremely light and gives excellent panoramic views.
- Off the reception hall the corridor leads round to a spiral staircase rising up to a large open landing with doors to a bedroom suite, 2 bedrooms and a family bathroom. This end of the house is ideal for guest accommodation or could easily be used as a staff flat if required.

ILES GREEN

Far Oakridge, Gloucestershire



Approximate Gross Internal Floor Area
Total - 1,056 sq m (11,367 sq ft)



Void over landing

Denotes restricted head height

SECOND FLOOR

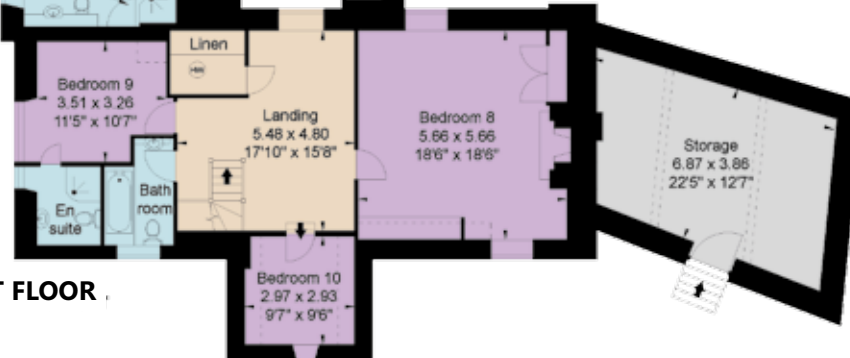


Door to Music room



Denotes restricted head height

FIRST FLOOR



Outbuildings

- A spur leads off the main driveway to an open sided agricultural barn and service yard with an adjacent potting shed. Beyond the parking area, the drive leads to the garage block with garaging for 3 cars and a further store room.

Gardens and Grounds

- The gardens and grounds surround the property on all sides and are arranged as a series of tiered gardens being sections of formal and informal areas. The grounds are well laid out and maintained to a very high standard. On the east side of the house there are two tennis courts, one being a hard tarmac court and the other being a grass court with a 2 bay open fronted thatched summer house. The gardens are also made up of a series of lawned areas with meandering pathways through wide flower and shrub beds interspersed with hedging and mature trees. Below the tennis court platform is an area enclosed by a retaining wall on one side and a beech hedge to the other with a very pretty box hedge parterre.
- There is also a semi-circular retaining wall sitting below the swimming pool end gable and this provides an excellent viewing platform to take in the pretty Cotswold views over the Golden Valley. Adjacent are a series of tiered gardens with areas laid to lawn on the upper terrace with stone walkways and pretty flower and shrub beds, a pathway and steps lead down to the rock garden and all of the gardens then slope down to the curtilage wall. The house is surrounded on all sides by fields with stock proof fencing and defined boundaries. On the north east side is a pretty enclosed garden with sheltered outside seating and entertaining area. On the west side is a further enclosed courtyard garden with raised beds, flower beds and an area of lawn surrounded by a stone path. The house is very different from all 4 sides with varied and interesting gardens complimenting each façade.







Land

There is one large field that provides protection and privacy from the village.

Lot 2

Below the house on the south east side is an old stone farm building that has the potential for development subject to planning.

Across the lane are several fields which are mainly pasture, providing good grazing and there is about 9 acres of woodland. In all extending to approximately 38.8 acres.

Services

Oil-fired central heating, mains electricity and water, drainage to a septic tank.

Local Authority

Stroud District Council. Telephone 01453 766 321.

Rights of Way

One footpath crosses a field to the west of the property and is marked on the enclosed land plan.

Directions (GL6 7PD)

From Cirencester take the A419 towards Stroud. After about four miles take the first fork right signposted Sapperton. Continue on this road for about 1¾ miles past the turning to the village of Sapperton and at the bottom of the hill, turn left opposite the Daneway Pub signposted Waterlane and Bisley. Continue for exactly one mile and turn left towards Bourne's Green and continue on for approximately ¾ of a mile and into Far Oakridge.

As you are leaving the village turn left at the crossroads (not back on yourself but down the hill) and Iles Green is found after approximately 200 yards on the left.

Viewings

Strictly by appointment through the vendor's agent.

Fixtures and fittings

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

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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