

BROOK HOUSE

LOWER SLAUGHTER, GLOUCESTERSHIRE





2 Brook House

Brook House

Lower Slaughter, Gloucestershire

An utterly enchanting Cotswolds house, occupying a prime position in an idyllic village

GROUND FLOOR

Entrance hall • Kitchen • Sitting room • Dining room • Garden room • Study • Playroom • Utility

FIRST FLOOR

Principal bedroom with dressing area and bathroom • Four further bedrooms • Family bathroom • One en suite shower rooms

SECOND FLOOR

Further bedroom with en suite shower room

OUTSIDE

Garden • Parking

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 4 miles, Cheltenham 16 miles
Kingham Station 8 miles (London Paddington 80 minutes)
(All distances and times are approximate)



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DESCRIPTION

On the market for the first time in twenty years, the sale of Brook House represents a rare opportunity to own a uniquely idyllic property, located on Lower Slaughter's iconic village green, and directly overlooking the river.

This beautiful Grade II listed home is truly a house for all seasons, built of natural stone, with a particularly attractive dressed stone front façade. Covered with wisteria in spring, and beautifully illuminated in winter, the front of the house boasts stone mullion leaded light windows, and is set behind elegant topiary, flowering holly and an array of enchanting cottage garden plants.

The property offers an abundance of charm and character features including flagstone floors, exposed stone and timbers with a fantastic outlook over the river. The house has been fully refurbished in recent years and perfectly combines period charm and luxurious finishes with the comforts and conveniences of modern life.

The welcoming entrance hall is generously proportioned and features a large stone fireplace and flagstone floor. The sitting room is the perfect place to gather with two windows overlooking the front and a substantial open fireplace with stone surround. To one side are shallow steps which lead to the garden room, the first part of which is a library area fitted with bespoke bookshelves. A large roof lantern and extensive glazing allows sun and light to flood in. Doors from the sitting room open to an intimate dining room with double doors set within a bay, leading to the garden. An inner hallway connects the dining room to the superb kitchen which is fitted with an excellent range of cabinets and an island unit with breakfast bar. A further glazed hallway off the kitchen provides access to what could be an annexe to the main house. On the ground floor is a delightful room with doors to the garden, which is currently used as a playroom,



as well as a separate utility room and storage space. A staircase leads to a large bedroom and ensuite bathroom. This part of the house is perfect for guests or ancillary family accommodation and can be self-contained if so desired. Completing the ground floor accommodation is a characterful study with high ceiling, massive fireplace and some wall panelling, and a WC off the inner hall. The principal bedroom is stunning with vaulted ceiling and exposed timbers. A well-appointed dressing room leads through to a generous en suite bathroom. There are three further excellent bedrooms and a family bathroom on the first floor. Bedroom six with en suite bathroom is situated on the second floor.

OUTSIDE

To the rear is a mature and private garden which is mainly laid to well-maintained lawn with a well-stocked walled flower bed and a number of specimen shrubs and trees. Adjoining the rear elevation, which is covered with wisteria in the late spring, is a paved terrace, ideal for al fresco dining.

SITUATION

Lower Slaughter is a famously picturesque Cotswold village, situated in the Windrush Valley within an Area of Outstanding Natural Beauty. The village is characterized by its pretty, honey coloured limestone cottages and houses. Many of these front the River Eye which meanders through the village and can be crossed by two small bridges. As well as the 18th century Manor House Hotel there is also a Parish Church, village hall and converted mill with original water wheel. Featured on travel documentaries, magazine covers and post cards throughout the world, the village has garnered numerous awards, including "Most Beautiful Village in England", "Most Beautiful Village in the Cotswolds", "Most Picturesque Towns & Villages in Gloucestershire" and "Most Romantic Street



in Britain". Bourton-on-the-Water is about two miles away and provides everyday shops and services. A little further away is the historic market town of Stow-on-the-Wold which provides many specialist shops arranged around its central square. A Tesco store is located on the edge of the town. The Daylesford organic and lifestyle shop is situated in Kingham, just eight miles away. Lower Slaughter is perfectly located to enjoy all the attractions and delights that the Cotswolds has to offer from the Cotswold Wildlife Park near Burford to Sudeley Castle in Winchcombe and the Theatre Royal in Stratford-upon-Avon. Upper and Lower Slaughter are home to the award-winning Lords of the Manor restaurant, the grand Slaughters Manor House and The Slaughters Country Inn and a selection of lovely gastro-pubs are a few minutes' drive away.

The Roman Fosse Way (A429) provides direct access to the Midlands and south to Cirencester. The A40 links Cheltenham to Oxford and then joins the M40 at Junction 8. For the London commuter there are regular trains from Kingham Station to London Paddington which takes about 81 minutes. Recreational opportunities include golf at Burford, Naunton Downs and Broadway; polo at Cirencester Park; racing at Cheltenham, Warwick and Stratford and sailing at the Cotswold Water Park. There are a number of excellent walks in the area including the Gloucestershire Way and the Cotswold Way. A network of bridleways and footpaths are ideal for walkers and riders alike. There is a wide choice of excellent schools in the area including Kingham, Kitebrook, Hatherop Castle, Rendcomb, as well as the schools and colleges in Oxford and Cheltenham. Bourton-on-the-Water is home to The Cotswold School named South-west Comprehensive School of the Year in The Sunday Times Schools Guide 2023. The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival and the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

SERVICES

Mains water, electricity and gas are connected. Air conditioning (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council. T: 01285 623000.

COUNCIL TAX: BAND G

VIEWINGS

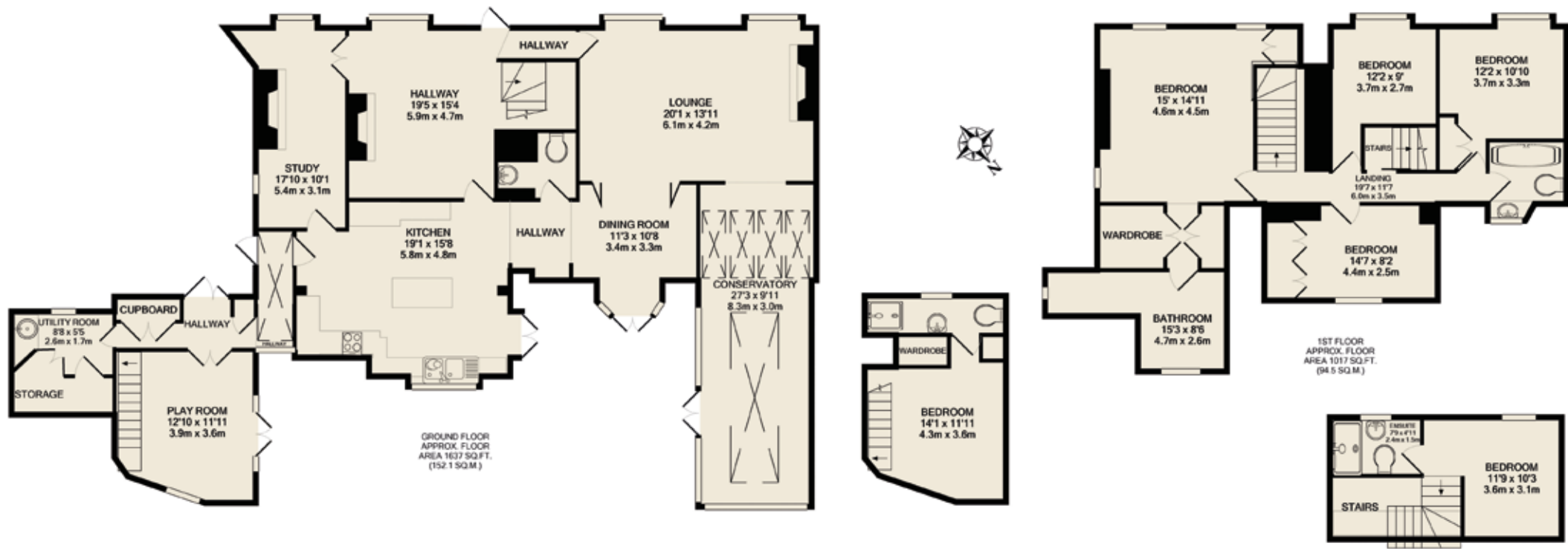
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DIRECTIONS (GL54 2HU)

From Stow-on-the-Wold proceed down the hill and through the lights proceeding along the Fosse Way (A429) for about 2.8 miles. Take the right turn signposted towards 'The Slaughters'. Continue into the village and turn left at the signpost for 'Upper Slaughter/The Mill Museum'. Turn right along the river and the property will be found after a short distance.

What3words - ///shadows.decking.ranges





RIVER COTTAGE, THE SQUARE, LOWER SLAUGHTER, GLOUCESTERSHIRE, GL54 2HU
TOTAL APPROX. FLOOR AREA 2654 SQ.FT. (265.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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