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# Taylor & Fletcher



## Wainway House

Compton Abdale, Cheltenham, GL54 4DS

**Guide Price £1,600,000**





# Wainway House

Compton Abdale, Cheltenham, GL54 4DS

*A beautifully presented detached Cotswold stone house set in a peaceful elevated position overlooking the village with mature gardens and grounds extending to 1.1 acres.*



## LOCATION

Compton Abdale is one of the most sought-after Cotswold villages, set off the beaten track and with a very active community. It is centred around the village church of St Oswald, which dates back to the 1400s, and the village hall, yet is conveniently located for access to Cheltenham, Cirencester and the wider Cotswolds. The market town of Northleach lies approximately 4 miles to the east, providing a range of local facilities including shops, cafes, pub, post office, pharmacy and doctors' surgery. Cirencester lies 10 miles to the south, while the region's major commercial centre of Cheltenham lies 10 miles to the west, providing a comprehensive range of services and amenities, with excellent shopping, including most of the nation's larger retailers and restaurants. Cheltenham is also home to Prestbury Racecourse, cinemas and the Everyman Theatre, and hosts major festivals, including the annual literature, jazz, science and cricket festivals. Wainway House is ideally located within easy reach of some of the Cotswolds' most sought-after destinations, including Daylesford Organic, Soho Farmhouse, Dunkertons Cider, and The Pig in the Cotswolds. The surrounding Cotswolds provide a range of rural leisure pursuits, and there is excellent access to the local footpath network.

## DESCRIPTION

Wainway House comprises a substantial detached Cotswold stone family house occupying a peaceful position and enjoying a lovely elevated, south-facing aspect with views over the village to the church. The property has well-balanced accommodation centred around a reception hall and an Aga kitchen interconnecting with a double-aspect dining room, with an adjoining morning room with French doors leading out to the garden. In addition, the ground floor features a good-sized sitting room that enjoys a double aspect and a Clearview stove; a large home office / study; a cloakroom and a utility room. On the first floor there is a large principal suite and a guest bedroom suite, both with en suite shower rooms, two further bedrooms and a bathroom. The property is accessed via a long drive, with a detached double garage and parking. There is a walled, south-facing front garden, while the principal gardens are set to the rear, with herbaceous borders and lawns leading to more informal grounds and a lightly wooded area. Set at the end of the garden is separate access leading to the local footpath network. In all, the property extends to just over 1.1 acres.

## Approach

Solid oak front door with bevelled glazing and covered entrance to:

## Reception Hall

with stairs rising to first floor and two double glazed casement windows to the front elevation. Glazed oak door to:

## Study

with wide double glazed casement to the side of the property. From the reception hall, solid oak door to the:

## Sitting Room

with double glazed doors to the south elevation, garden and terrace. Double aspect with double glazed casements to the front and rear elevations. Fireplace fitted with Clearview stove, with solid timber bressummer over and stone hearth. Two wall light points. From the hall, solid oak door to:

## Cloakroom

with low level WC with built-in cistern and built-in cupboard to side, pedestal wash hand basin with mixer tap and wall light point. From the hall, glazed oak door to:

## Dining Room

with double aspect with wide double glazed casements to front and rear elevations. Limestone tiled floor, three wall light points and wide archway with solid timber bressummer interconnecting to:

## Kitchen

with two oven oil-fired Aga and bespoke fitted kitchen with solid timber worktops and oak fronted cupboards. Quarry tiled floor. Two and a half bowl stainless steel sink unit with chrome mixer tap. Double aspect with double glazed casements to front and side elevations. Recessed display shelving, space for upright fridge/freezer and recessed ceiling spotlights. Solid oak door to walk-in pantry with built-in shelving and louvred window to the north elevation. Continuation of the quarry tiled floor. From the kitchen, separate oak stable door with double glazed upper panel to the rear garden and solid oak door to:

## Utility Room

with continuation of the quarry tiled floor, with Belfast sink inset within an oak worktop with drainer and chrome mixer tap. Built-in cupboards below and oil-fired central heating boiler. Double glazed casement to side elevation and extensive range of built-in cupboards and further worktop with space and plumbing for washing machine and drier. From the dining room, solid oak door through to the:

## Morning Room

with continuation of the limestone flooring and with double glazed French doors leading out to the terrace and garden. Extensive range of built-in shelving and cupboard.

From the hall, solid oak staircase rises to the:

## First Floor Landing

with matching balustrade, roof lights over and recessed display shelving. Three wall light points and access to roof space. Door to walk-in wardrobe with pine slatted shelving. From the eastern end, painted timber door to:

#### Principal Bedroom Suite

with wide double glazed casement window to the south of the property with Velux roof lights to the south and north elevations. Extensive range of built-in shelving and hanging rails with built-in cupboards over. Exposed timber A-frame and painted timber purlins and a lovely view south towards the church. From the bedroom, door to:

#### En Suite Shower Room

with oval inset wash hand basin with built-in oak cupboards surrounding, tiled recess, deep walk-in shower with chrome fittings and low level WC with timber seat. Heated towel rail and Limestone tiled flooring. Three wall light points. From the landing, door to:

#### Guest Suite Bedroom 2

with double-glazed casement window to the south with views of the church, Velux roof light and two pairs of built-in wardrobes with sliding doors and shelving, including the hot water tank. Exposed timber A-frame and beams. Painted timber door.

#### Guest En Suite

with tiled floor, pedestal wash hand basin with chrome mixer tap and built-in cupboards below. Low level WC and curved glazed shower with chrome fittings and sliding doors. Velux roof light to south elevation. From the landing, door to:

#### Bedroom Three

with double glazed door and matching side panel with direct access out to the rear garden via a walkway. Velux roof light to side elevation and extensive range of built-in wardrobes with hanging rail and shelving. From the landing, door to:

#### Cloakroom

with low level WC with timber seat. Wall light point. Separate painted timber door to:

#### Bathroom

with panelled bath with chrome mixer tap and handset shower attachment. Chrome heated towel rail, pedestal wash hand basin with chrome mixer tap and Velux roof light to south elevation. From the landing, painted timber door to:

#### Bedroom Four

with two double glazed casement windows to the western elevation, three wall light points and Velux roof light to north elevation. Built-in wardrobes.

#### OUTSIDE

Wainway House is approached via a shared private drive leading in turn to a detached DOUBLE GARAGE with two single electrically operated roller doors and a parking area to the rear of the house. Steps and a path lead down to the rear terrace and front door. Set to the south of the house is a private walled garden with a terrace and laid mainly to lawn with a variety of shrubs and plants and enjoying a lovely southerly aspect. The principal gardens lie to the north of the house with a raised bed and path leading up to the gardens laid mainly to lawn, with a wide variety of mature shrubs and trees including beech, ash and lime as well as a selection of fruiting trees. Set to the side of the garage is a driveway leading up to the remainder of the gardens and set to the far end is direct access to the footpath network.

#### SERVICES

Mains Electricity, Water and Drainage are connected. Oil-fired central heating. Private drainage.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

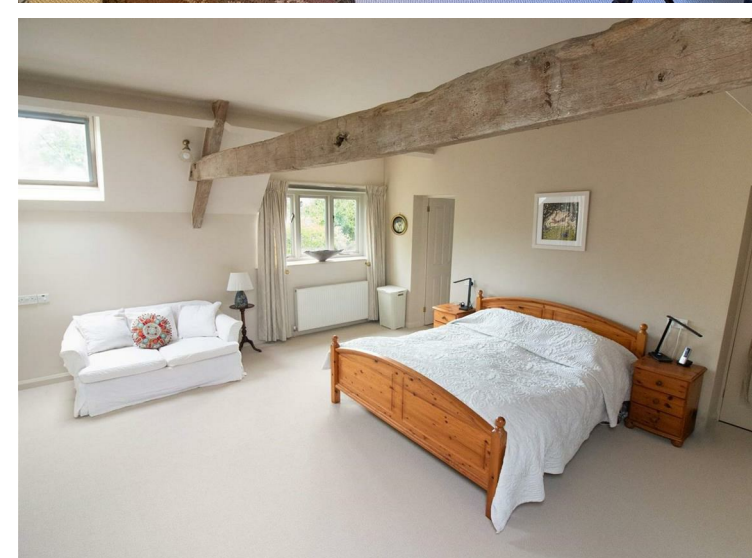
#### COUNCIL TAX

Council Tax band G. Rate Payable for 2026/ 2027: £3,779.95.

#### DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed south on the Fosse Way towards Northleach. At the roundabout with the A40 turn right sign posted Cheltenham. After approximately 3 miles, take the left-hand turn signposted Compton Abdale and Withington. Drop down into the valley until you reach the village. With the Crocodile water feature ahead of you, turn right, keeping the stream on your left. The drive to Wainway House will be found on the right hand side.

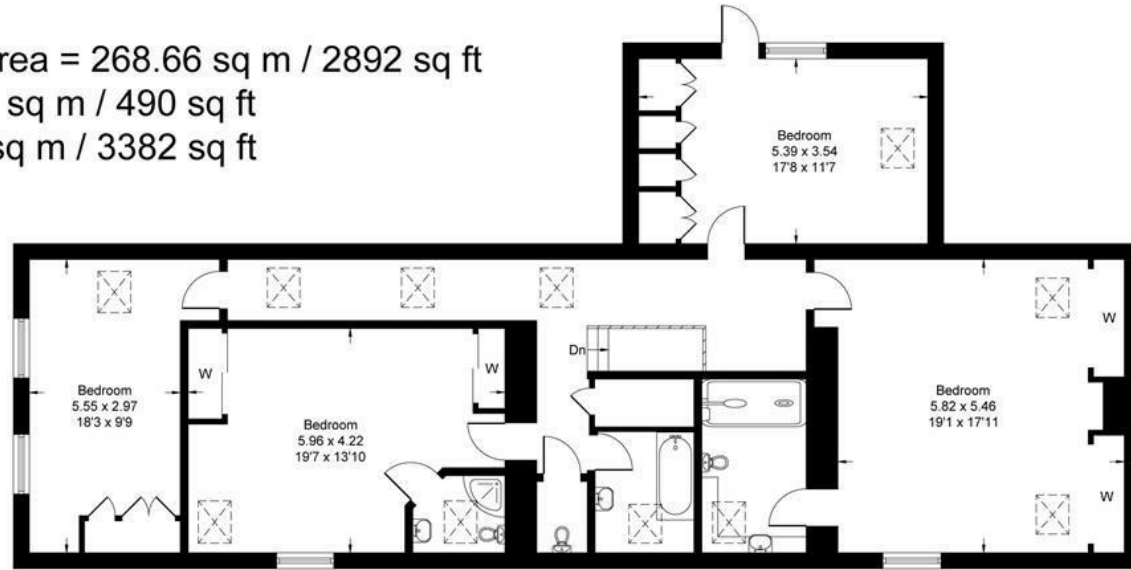
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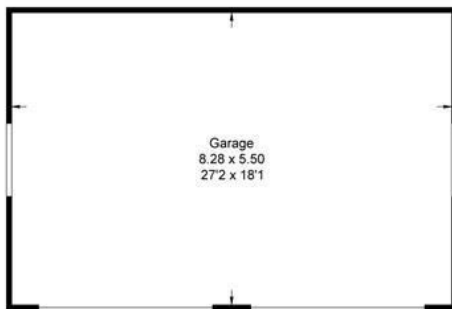
Approximate Gross Internal Area = 268.66 sq m / 2892 sq ft

Garage = 45.54 sq m / 490 sq ft

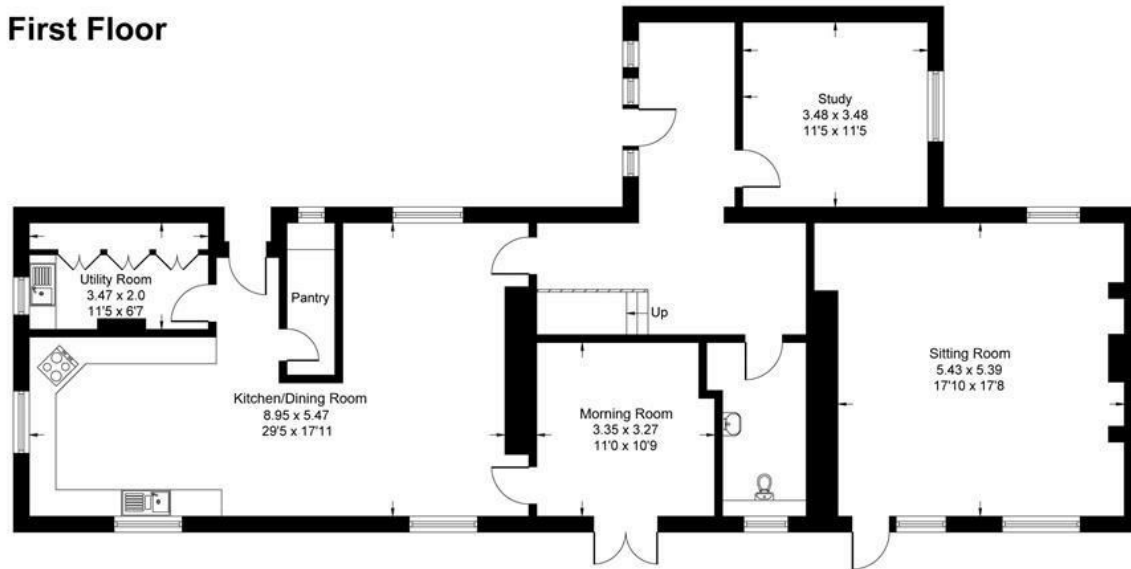
Total = 314.20 sq m / 3382 sq ft



**First Floor**



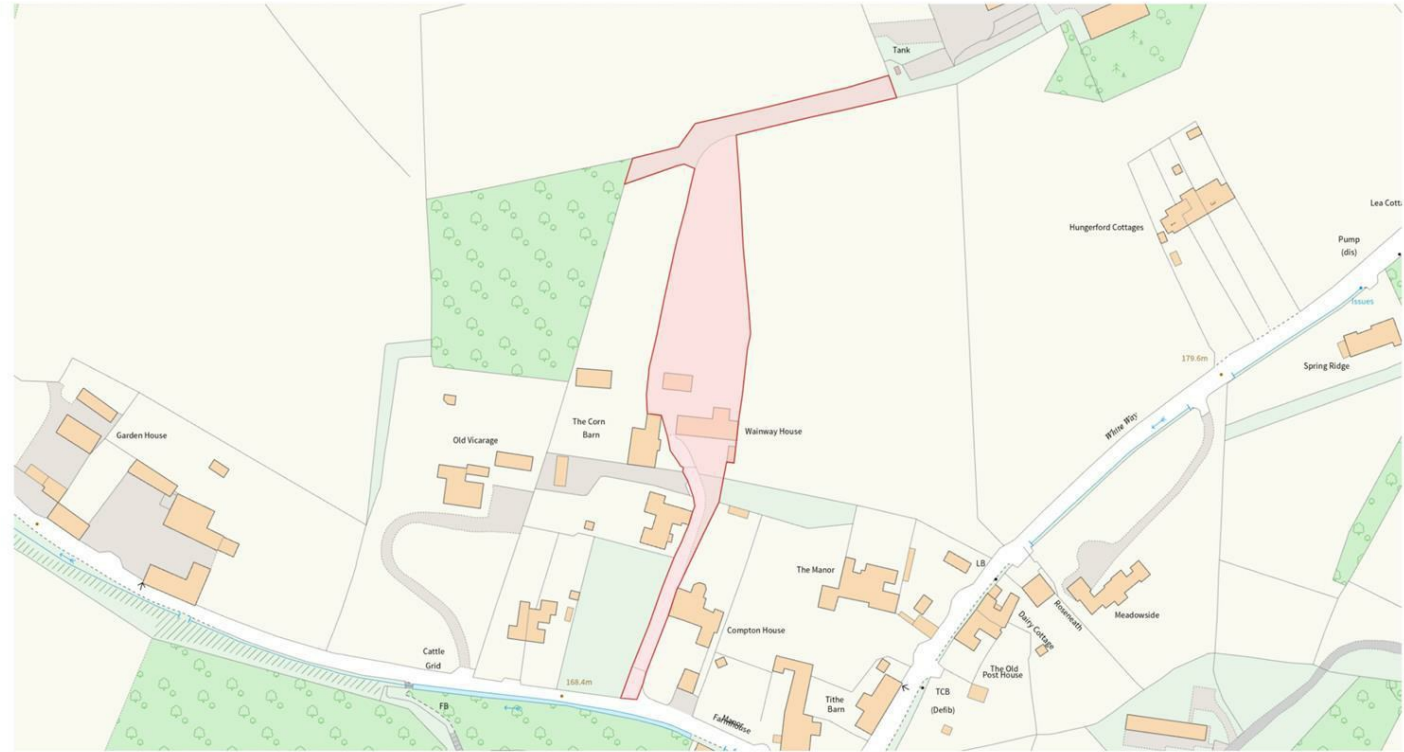
**Garage**



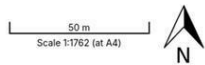
**Ground Floor**

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

# Wainway House, Compton Abdale



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## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC