

Temple Guiting, Gloucestershire Sold

# **The Sherry**

This wonderfully characterful Swedish timber-framed house, initially built in 1945, occupies a substantial plot in a quiet cul-de-sac in the Cotswolds village of Temple Guiting. Characterised by pitched ceilings and black timber cladding, this wonderful cluster of houses was originally designed to encourage ex-servicemen back into agriculture and forestry in the area. The internal living spaces are beautifully light, pairing original features with sensitive additions for modern living, extending two storeys to over 1,130 sq ft. Additionally, there is a shepherd's hut to the front and private off-street parking, and two large outbuildings set in the richly planted cottage gardens, abound with flowering perennials, vegetable beds and a glasshouse. Occupying a sought-after position in the heart of the Cotswolds AONB, the location offers easy access to the surrounding villages of Stow-on-the-Wold (7 miles), Moreton-in-Marsh (nine miles), and Cheltenham which lies around 15 miles to the west.



South-West England Sold

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The Tour

Approached via a private road, the house can be found on a quiet cul-de-sac surrounded by open countryside, creating an immediate sense of rural retreat. The front driveway provides private off-street parking for several vehicles. It leads up to the primary entrance, which is set within a timber-clad porchway. A stable door opens to a preliminary entrance porch with ample cloakroom and storage space for boots and shoes.

The primary living spaces follow a predominantly open plan across the ground floor, with excellent natural light streaming in from two sides. The bespoke kitchen has been recently updated. It has a butler's sink finished with copper taps, a good provision of work surfaces runs the length of one wall, and appliances are neatly housed within bespoke cabinetry. A central island creates a natural space division, and the original floorboards run underfoot.

An external door and a wall of fenestration ensure a direct visual connection between the interior spaces and the gardens, which can be enjoyed from the living room. A log burner, set within a white-brick hearth, provides a cosy focal point in winter months, and timber-clad walls have been washed in white, creating a calm and light aesthetic.

A creative studio with pleasing olive-coloured walls is also positioned at ground floor level, a quiet and peaceful space to work from home or easily convertible to a third bedroom. Additionally, there is a bathroom and utility space on the westerly side of the ground floor.

Ascending the staircase, two double bedrooms are housed on the first floor, flanking a central bathroom with a bathtub, which lies off the landing. Both bedrooms have elevated views of the gardens and out to the surrounding countryside. Deep storage cupboards are set into the eaves, and both bedrooms have been thoughtfully decorated in a soft colour palette and finished with natural materials, perfectly in keeping with the rest of the house.

#### Outdoor Space

Accessed via a set of timber-framed glass doors, the garden is a plantsman's paradise, chock-full of flowering perennials, wavering hollyhocks, bushy fragrant lavender and deep borders of herbaceous plants and herbs, offering excellent interest and colour throughout the changing seasons. Raised vegetable beds and a glass house offer plenty of scope for self-sufficient growing, and the boundary of mature hedging ensures excellent privacy and seclusion. Beds have been beautifully considered with expanses of lawn and walkways, parterre hedges and fruit trees. The outhouses and, in turn, the shepherd's hut, provide plenty of scope as potting sheds, workshops or useful storage areas independent of the house.



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Area Guide

The house is surrounded by green rolling hills between Winchcombe and Guiting Power within the Cotswolds AONB. Winchcombe is a 15-minute drive to the west, arguably the walking capital of the Cotswolds, with access to the extensive networks of bridal and walking paths and the Ancient Ways for which the area is well renowned. Cleeve Common, a conservation area of expansive grassland and a site of Special Scientific Interest for its geology, habitats, and botany, is a 25-minute drive from the house. From the tip of the Common, the views are absolutely spectacular, reaching far over The Malverns and across to Wales.

There are some fantastic pubs nearby, including The Halfway at Kineton and The Hollow Bottom. For all daily amenities, Guiting Power is just over five minutes by car, with a good selection of independent shops and cafes, notably The Old Post Office. The Lion Inn and The Corner Cupboard are among the local favourites in Winchcombe, both of which have lovely beer gardens.

Cheltenham is a 30-minute drive to the south-west. This regency town is renowned for its festivals of literature, jazz, film, folk music, comedy and science, and a busy racing calendar, including the Gold Cup. Daylesford, Pittville Park, Sandford Parks Lido, and Soho Farmhouse are popular local highlights. Damien Hirst's highly anticipated project at Toddington Manor is also nearby. Oxford and Stroud are also within striking distance, with further options for shopping, eating, drinking, and excellent schools.

Pate's Grammar School, Cheltenham Ladies College, Cheltenham College and Dean Close School also lie within the catchment.

The A429 and A19 are easily accessed and offer useful links to the M4. Rail services run from Cheltenham Spa to London Paddington in just over two hours.

Council Tax Band: B



# About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".