

SOLOMON'S COURT.
Bournes Green, Gloucestershire





SUMMARY.

Main House:

Hall | Cloakroom | Drawing room | Dining room | Sitting room | Kitchen Breakfast room | 5 Bedrooms | 3 Bathrooms | Dressing room | Laundry room | Boot room

Coach House:

One bedroom and bathroom | breakfast/sitting room | Small utility room

Outbuildings:

Bike Store | Converted barn | Office | 6 Stables | Tractor barn

Mature gardens and grounds

For sale Freehold:

In all about 48.3 acres.



Solomon's Court is a stunning Grade II listed hall house located in a secluded position with spectacular views across an unspoilt valley of the Cotswolds.*



WHY WE LOVE SOLOMON'S COURT.

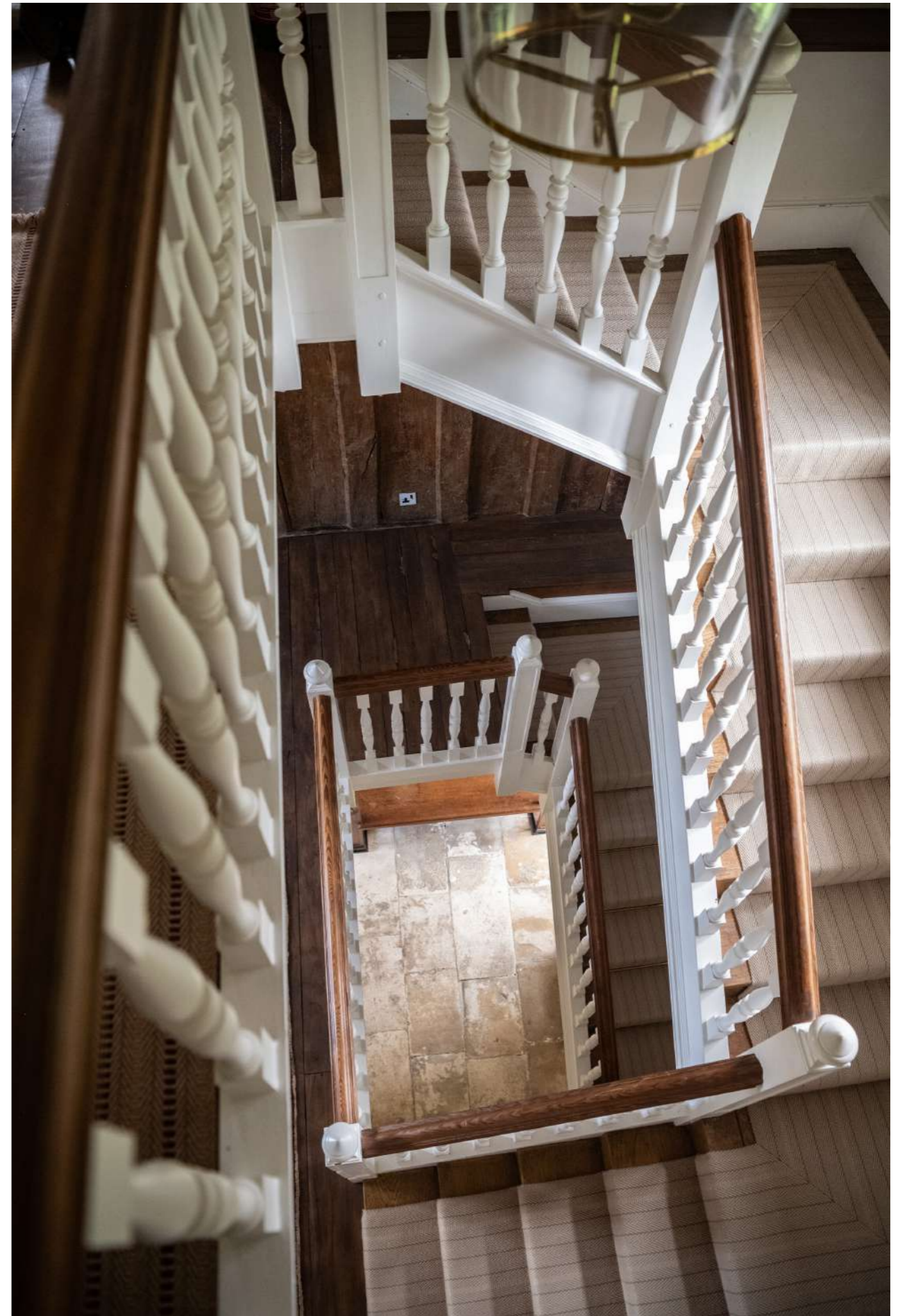
SOlomon's Court is a beautiful hall house located in a secluded position with spectacular views across an unspoilt valley of the Cotswolds. It is possible that there has been a building on the site since the medieval times although the farm was first recorded as part of the Over Lypiatt estate in 1526.

The chamfered entrance with plank studded door leads through to the staircase hallway. Here is the original oak panelling which continues through the centre of the house to the first floor. To the right is the stunning drawing room with views over the front of the house and over the rear onto the garden. This fine room has a particularly special Jacobean plaster ceiling and plastered central beam with elaborated plaster stops. The large Tudor arched

fireplace is a beautiful centrepiece with early 18th century additions of fluted pilasters and niche with shell hood. To the right of the fireplace is a stone stairwell built within the thickness of the wall up to the master bedroom.

The house is filled with light with almost all of the rooms on the ground floor having double aspect windows. The dining room leads to a cosy snug with a recently installed Jetmaster wood burning stove. The main staircase leads up to a spacious landing with oak panelling. Leading on from the snug is a handmade wooden kitchen and four door Everhot range. This kitchen/breakfast room has an abundance of natural light due to its south facing orientation and benefits from French doors onto a sunny terrace with spectacular far-reaching views.

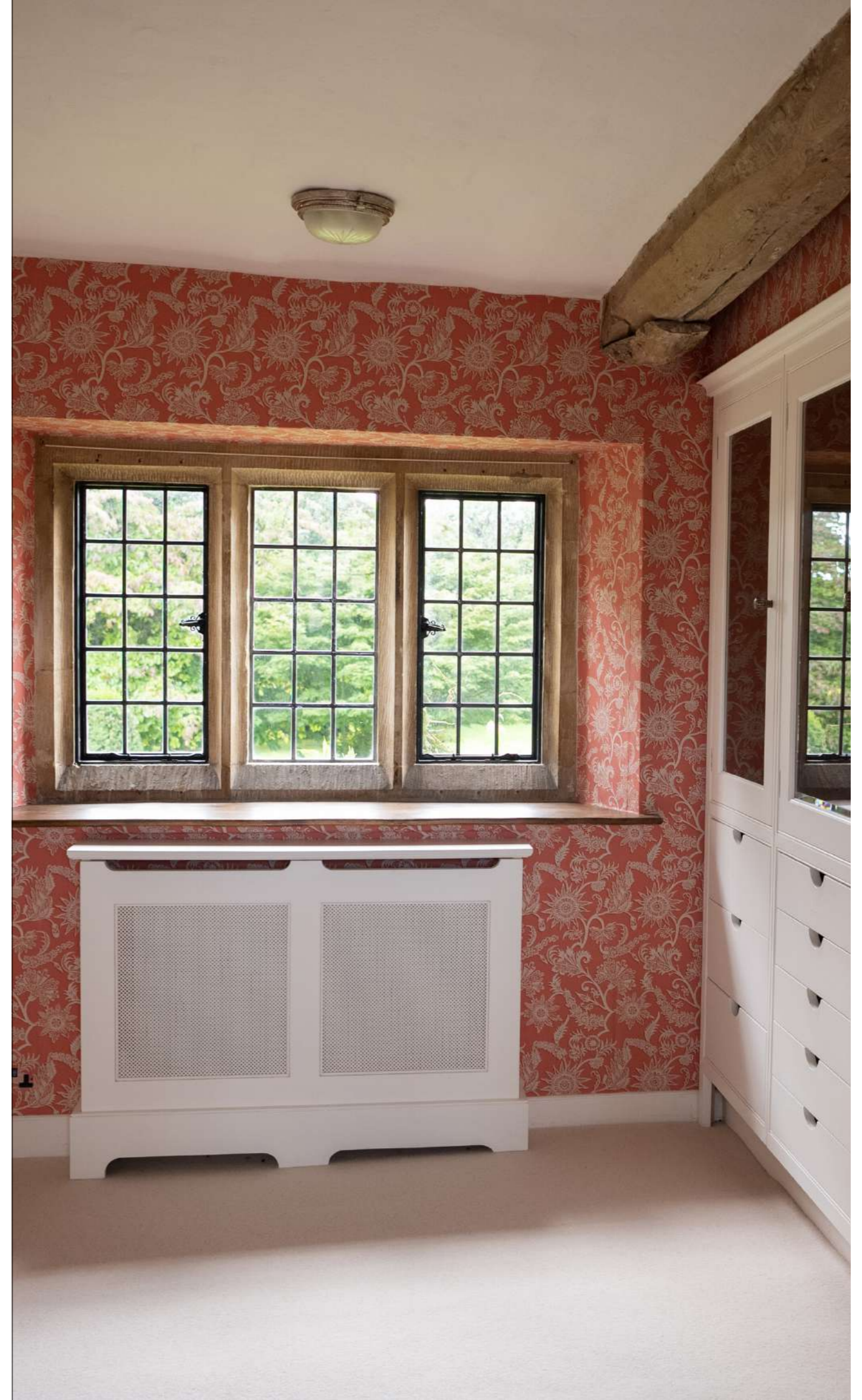
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SOLOMON'S COURT.

On the first floor the master bedroom has another impressive fireplace. This floor also has a well fitted dressing room and bespoke bathroom. There is also a guest bedroom and bathroom and another room which could be either a further sitting room/study or additional bedroom. The second floor of the main house provides two further bedrooms and a bathroom with views over the beautiful gardens.

From the first floor, you also have direct access to an adjoining barn via the mezzanine. This is the perfect venue for parties or even a home gym. the ground floor of the barn leads to a small hallway, guest WC and a further office.

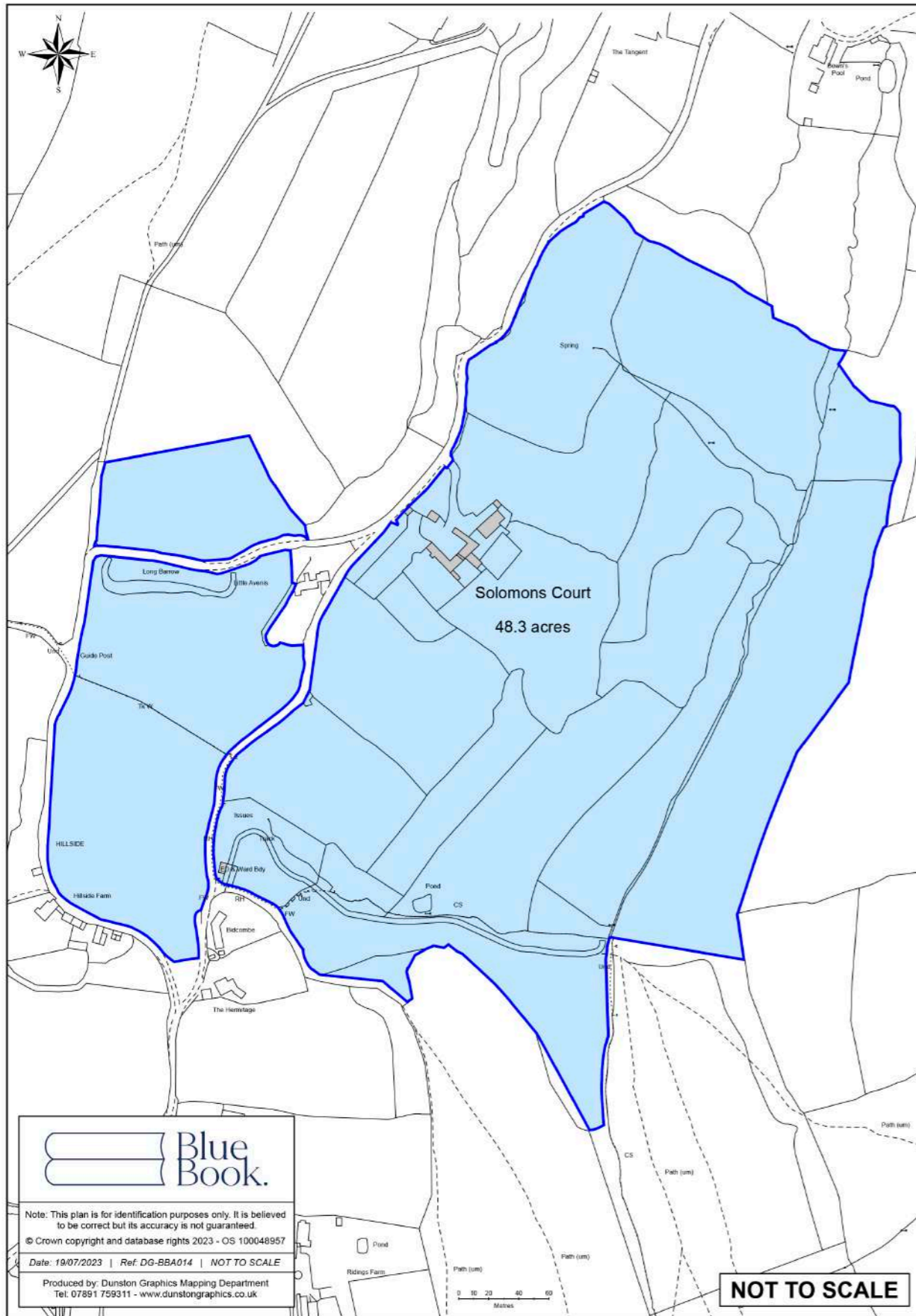


The coach house:

The detached coach house has also been renovated to a high standard by the current owners and offers immaculate ancillary accommodation. Downstairs is an open plan kitchen and sitting room and upstairs is a bedroom with en suite bathroom and a small utility area.



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WHERE IT IS.

Cirencester 10 miles | Kemble 8 miles (London to Paddington from 72 minutes)

Distances and time approximate

Solomon's Court is situated in Bournes Green near France Lynch with stunning views over the unspoilt valley. The nearby village of Oakridge Lynch provides daily facilities including a local shop, Post Office and public house, the Butchers Arms. More extensive shopping and recreational facilities can be found in Stroud, Cirencester and Cheltenham. The ever popular and award-winning farm shop, Jolly Nice is around 4 miles away.

There are excellent road and rail links. Junction 13 of the M5 is about 11 miles away making both Bristol and Birmingham accessible. the M4

at junction 15 towards London via the A417 is about 28 miles. Kemble station is 10 miles away (London to Paddington from 72 minutes). Bristol international airport is about 43 miles away. Local well-regarded schools in the area include Beaudesert school, Cheltenham Ladies college, Cheltenham college and Westonbirt. Further afield are Stonar, St Mary's Calne, Pinewood and Marlborough college. Sporting opportunities include hunting with Duke of Beaufort's, VWH, Cotswold Hunts and the Berkeley; polo at Cirencester and the Beaufort Polo club; and racing at Cheltenham, Chepstow and Bath.

GARDENS

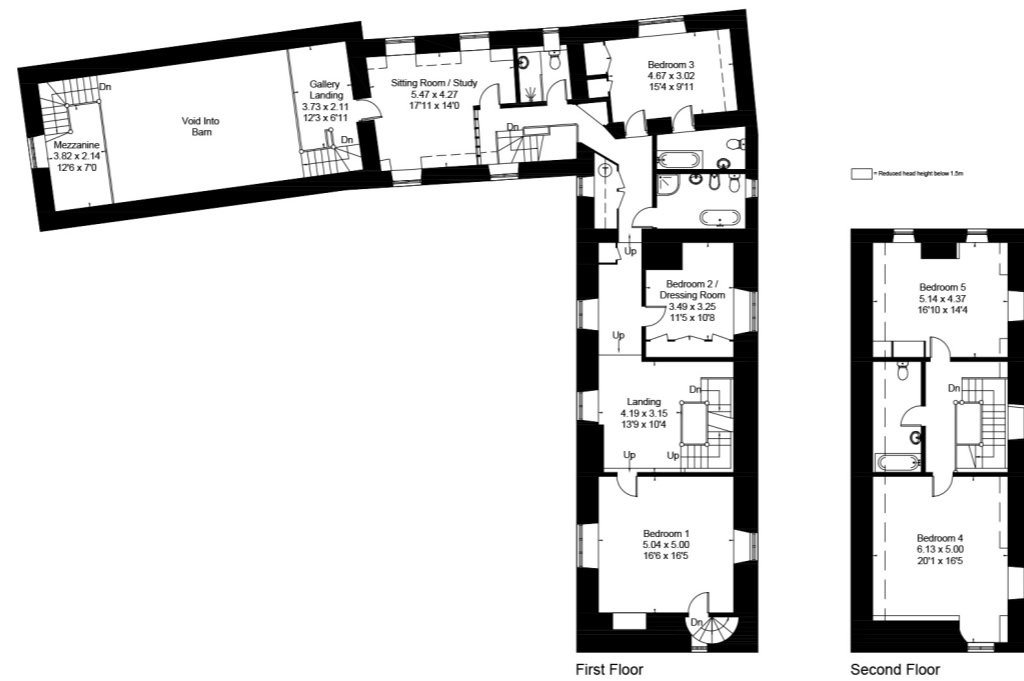
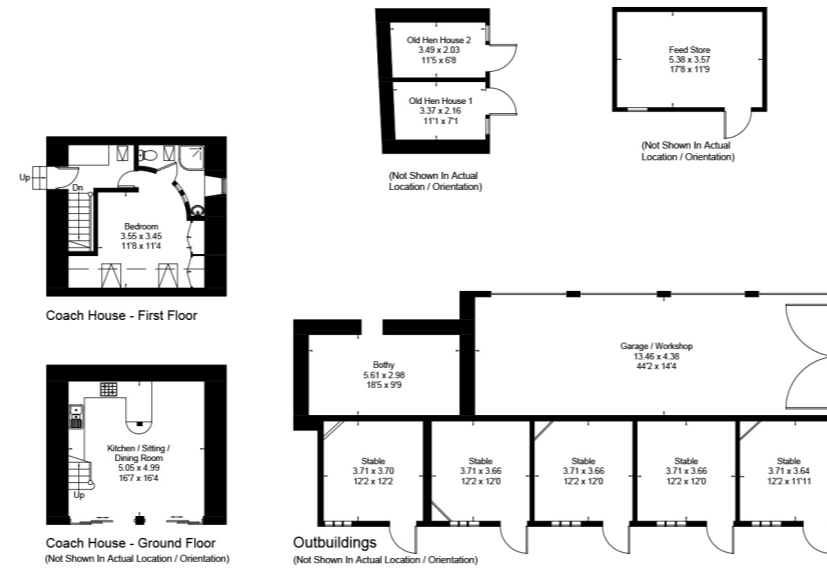
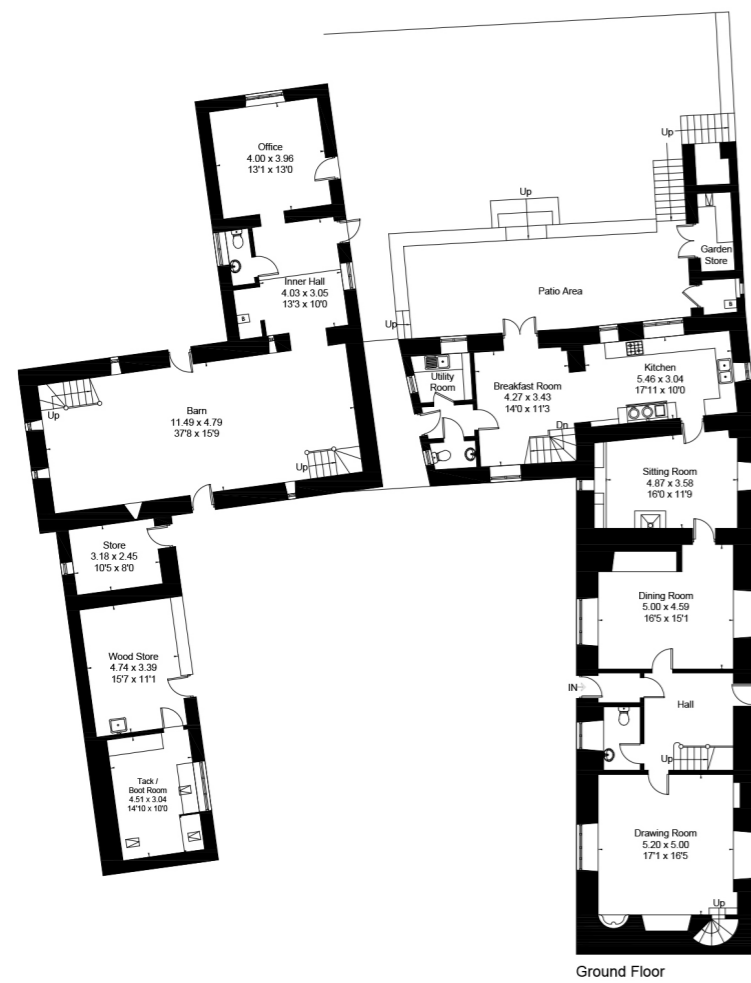
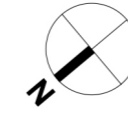
The pretty gardens and grounds provide a range of 'rooms' with stunning Spring and Summer flowers. Throughout the garden are cleverly located seating areas, mature trees and a real feeling of privacy and seclusion. Beyond the more formal gardens are a range of paddocks and land extending to about 50 acres and including ancient woodland, streams and pastureland.





Solomon's Court, Bournes Green, Gloucestershire

Main House: 5,048 sq ft / 469 sq m
 Coach House: 560 sq ft / 52 sq m
 Outbuildings: 2,357 sq ft / 219 sq m
 Total: 7,965 sq ft / 740 sq m



Tenure: Freehold.

Services: Mains water and electricity. Oil fired boiler. Private drainage.

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

Local Authority: Stroud District Council, Tel: 01453 766 321

Council Tax: Band H.

What3words: ///rapport.polar.indoor

Postal Address: Solomon's Court, Bournes Green, Gloucestershire GL6 8LY.



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Photographs and details prepared in 2023.



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