

PADDOCK HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





PADDOCK *House*

Withington, Cheltenham, Gloucestershire, GL54 4BP



Tucked away in the storybook village of Withington, Paddock House is more than a home - it's a retreat from the everyday. With 4,217 square feet of elegant living space, including an amazing detached annexe, this five-bedroom sanctuary invites you to experience the finest in countryside living.

Here, traditional beauty meets modern comfort. Spacious interiors bathed in sunlight open onto manicured gardens and a versatile annexe that can serve as a creative studio, office, or private escape. Every corner of the home reflects thoughtful design and a dedication to quality.

Paddock House offers a lifestyle steeped in peace, privacy, and grace. A rare opportunity for those who want their home to be a reflection of both style and comfort.







THE FINER *Details*

Bedrooms

5

Reception Rooms

4

Bath/Shower Rooms

4

Detached Annexe

1

What3Words

///dares.glares.sweated

Co-Ordinates

51°50'09"N , 001°57'08"W

Services

Mains water and electricity

Private drainage

Oil fired central heating

EPC

D

Council Tax

Band G

Local Authority

Cotswold District Council











ABOUT THIS *Area*



Nestled in the heart of the Cotswolds, Withington is a picturesque village surrounded by rolling hills and the warm glow of traditional Cotswold stone. Dating back to 737 AD, it offers idyllic country living alongside practical amenities including a primary school, public house, village hall, and church. Just a short drive away is the vibrant Regency town of Cheltenham. Famous for its elegant architecture and the internationally celebrated Cheltenham Festival, the town attracts visitors from across the world. Cheltenham provides an excellent shopping experience, combining independent boutiques and antique shops with established high-street names. The Promenade, with its tree-lined avenue and stylish retailers, remains a popular destination. The town is also known for its diverse dining scene, offering everything from relaxed cafés and traditional pubs to high-quality restaurants serving both British and international cuisine.

To the south, Cirencester, often referred to as the 'Capital of the Cotswolds', lies just nine miles away. Rich in history, it was the second-largest town in Roman Britain and later became a prosperous medieval wool centre, reflected today in its honey-coloured stone buildings and charming narrow streets. The Market Place is the heart of the town, hosting a Charter Market on Mondays and Fridays and a Farmers' Market twice a month. Cirencester's courtyards, historic streets, and wide range of independent shops, boutiques, antique emporiums, and craft stores make it a delightful place to explore.

The wider area is well served by excellent schools, both state and independent, all within easy driving distance. Transport connections are strong, with convenient access to the A417/A419 and A40, linking to London via the M4/M40 and to the southwest via the M5. Rail travel is equally accessible, with regular services from Cheltenham and Kemble.















POINTS OF *Interest*



Towns and Cities

Cheltenham 7.9 miles
Cirencester 9 miles
Northleach 9.4 miles
London 89.2 miles

Pubs & Restaurants

The Mill Inn, Withington
The Frogmill, Andoversford
The Stump, Fosse Cross

Train Stations

Kemble Station 15.1 miles
(London Paddington from 71 mins)
Cheltenham Spa 9 miles
(London Paddington from 1h 49 mins)

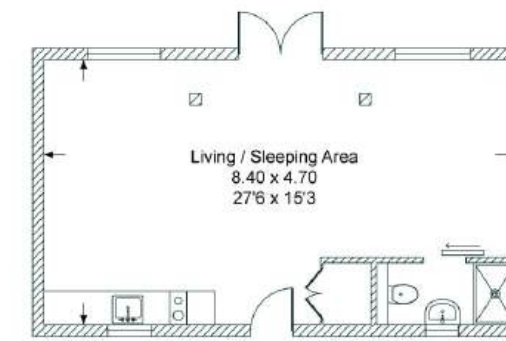
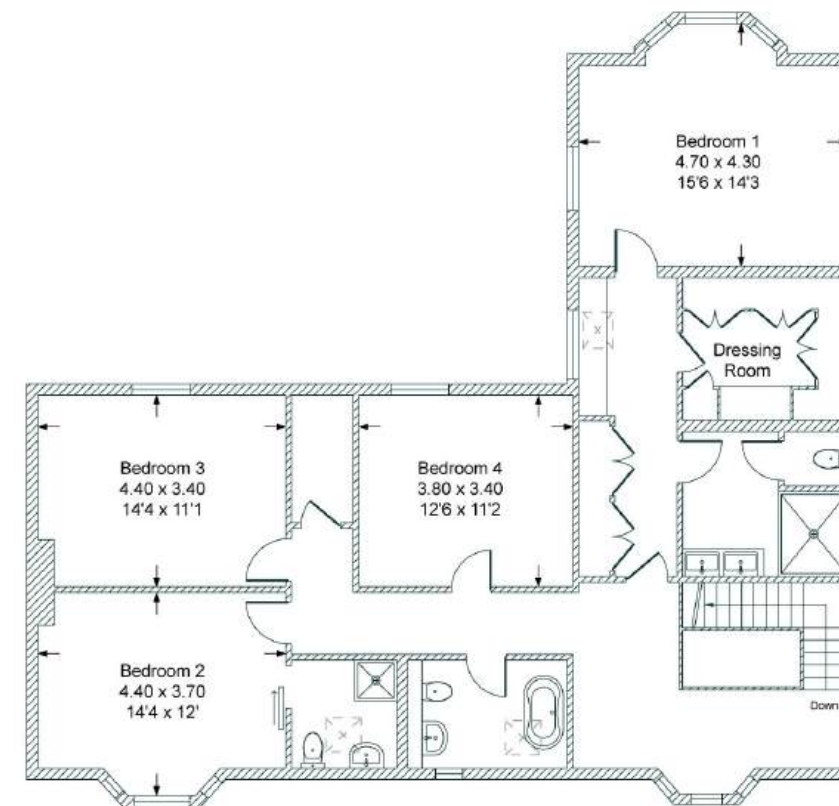
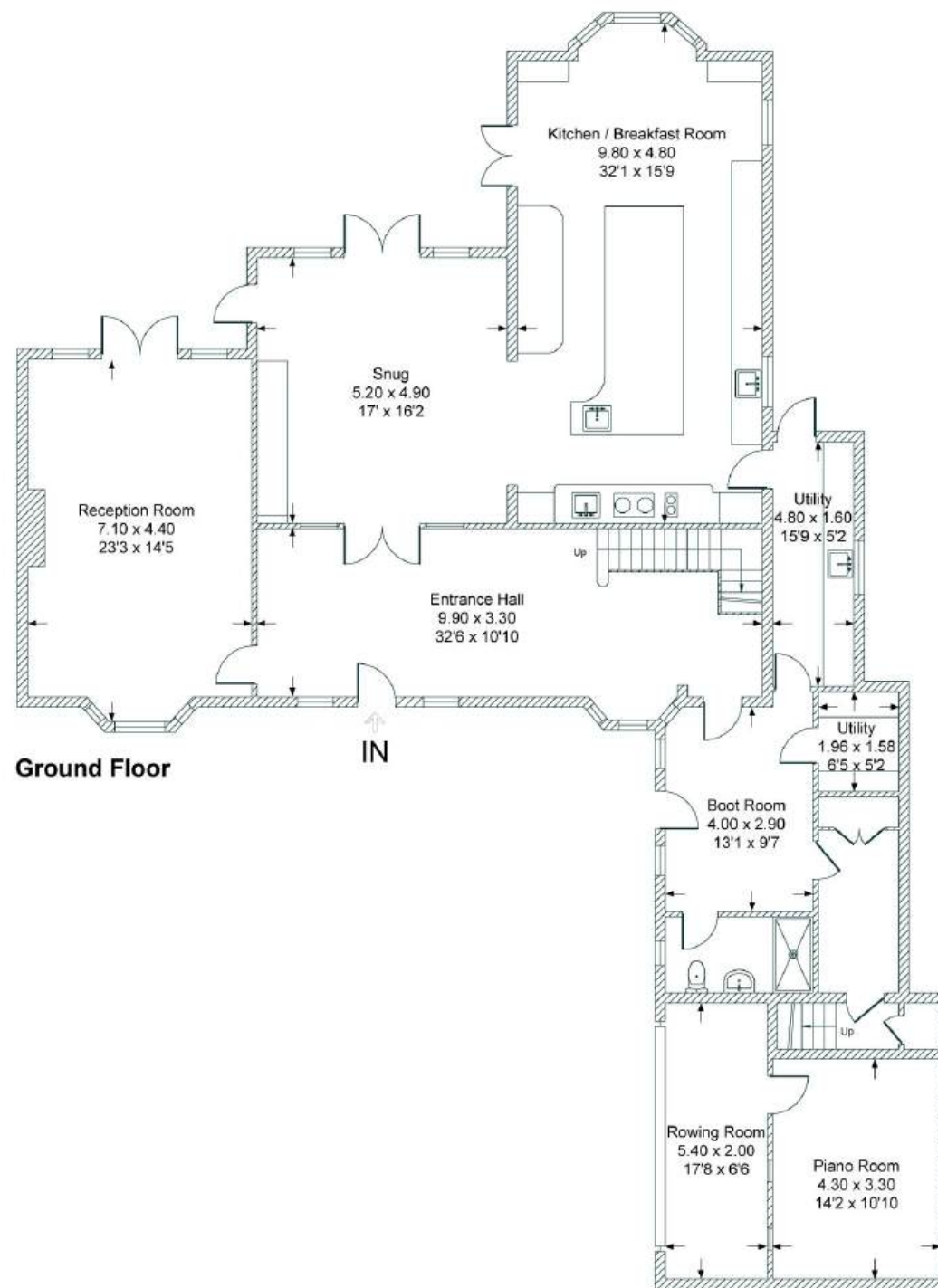
Airports

Birmingham Airport 58.1 miles
Bristol Airport 76.2 miles
London Heathrow 88.7 miles



FLOORPLANS

Paddock House



Total - 391.7 sq m / 4,217 sq ft
 House - 326.9 sq m / 3,518 sq ft | Outbuildings - 64.9 sq m / 699 sq ft

AREA GUIDE

The Cotswolds 🏡

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

Walking - Broadway Tower

A iconic landmark on top of the beautiful Cotswold escarpment.

Eating Out - The Stump, Foscross

Simplicity, good quality and affordability: that's the ethos behind this old-new pub near Cirencester. The 17th-century coaching inn has been reconfigured as a stylish venue serving pizza and pasta.

Event - The Cheltenham Festival

A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

Day Out - Westonbirt Arboretum

The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.





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