

WASHBROOK HOUSE

Magazine 🍷



THE
COUNTRY
HOUSE
DEPT.

RADNOR MARTIN
LONDON & THE COTSWOLDS





WASHBROOK *House*

Syde, Cheltenham, Gloucestershire, GL53 9PN



Washbrook House is a quintessential country house, recently renovated and set in a secluded rural position surrounded by rolling countryside and woodland. Nestled at the foot of the hill at the end of Syde Parish, the house enjoys a peaceful setting beside a gently flowing stream, bordering the historic Marsden Estate.

The property retains its period charm while offering well-presented accommodation, including three well-proportioned bedrooms, two reception rooms and a generous kitchen/breakfast room filled with natural light.

The recently landscaped gardens provide an attractive setting, while a substantial garage offers excellent storage with a versatile studio room above, complete with bathroom and log burner. There is also a garden room with potential for recreational use and an adjoining wood store. A large paddock sits adjacent to the house, bringing the total land to approximately 1.74 acres.







THE FINER *Details*

Bedrooms
3

Reception Rooms
2

Bath/Shower Rooms
2

Annexe

Outbuilding

Garaging

Acreage
1.74

What3Words
///upstairs.waistcoat.butlers

Co-Ordinates
51°47'30"N , 002°04'45"W

Services
Mains water and electricity
Oil fired central heating
Sewage treatment plant

EPC
Band E

Council Tax
Band F

Local Authority
Cotswold District Council















ABOUT THIS *Area*



Washbrook House occupies a wonderfully private position on the edge of Syde village, between Cirencester and Cheltenham, within the rolling Cotswold countryside. The surrounding area offers an excellent network of footpaths and bridleways, providing a wealth of opportunities for walking, riding and enjoying the countryside.

There is an exceptional range of sporting and leisure facilities nearby, including racing at Cheltenham and Bath, rugby at Gloucester and Bath, golf at Cirencester and Cheltenham, polo at Cirencester Park and water sports at the Cotswold Water Park. Cheltenham also offers a wide range of cultural attractions, including theatres and the renowned Cheltenham Literature Festival.

Just a few miles away, Elkstone Studios provides a popular local hub with a bakery, butcher, restaurant and padel facilities, while Cowley Manor Spa is also within easy reach. More extensive shopping, dining and everyday amenities can be found in both Cirencester and Cheltenham.

















Studio



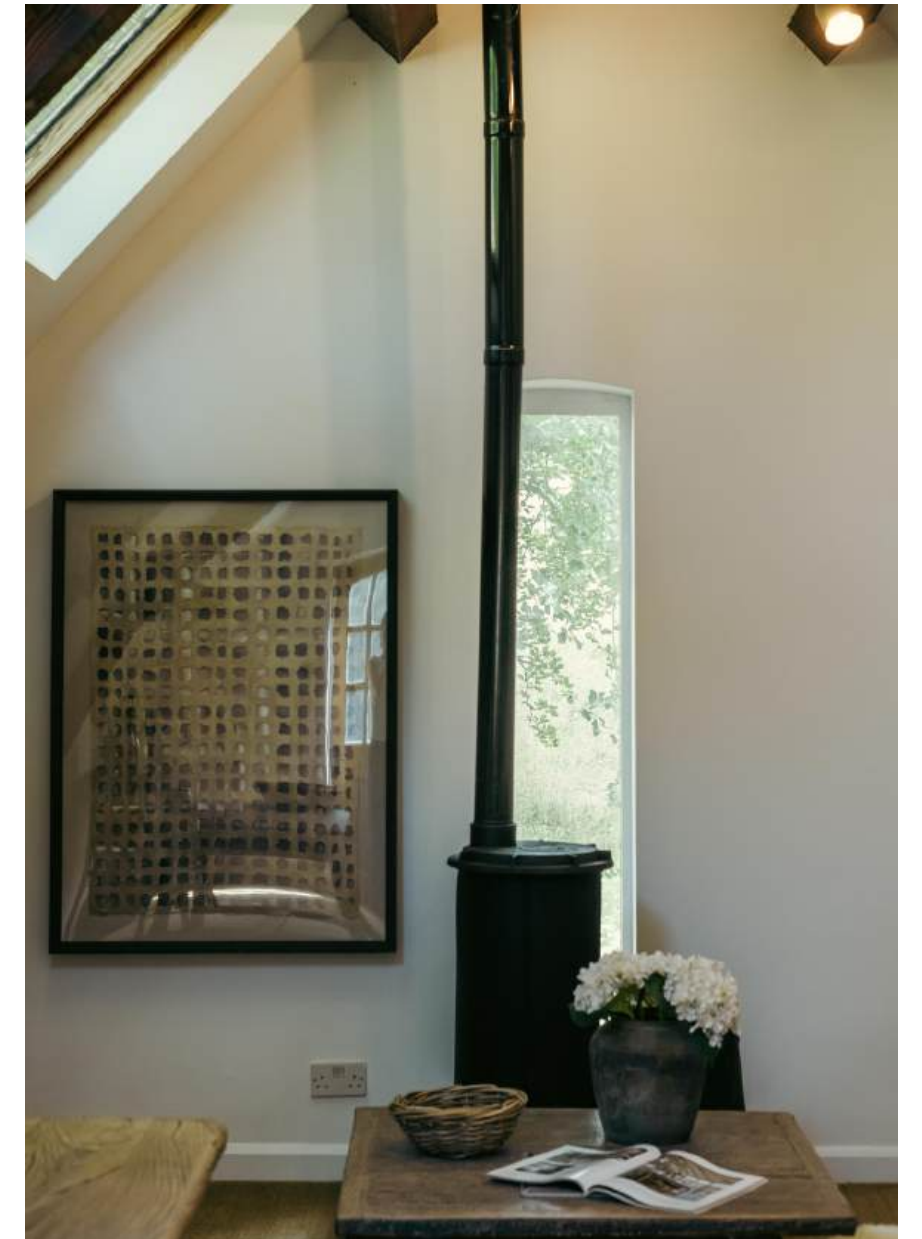
Studio



Studio



Garage



Studio







POINTS OF *Interest*



Towns and Cities

Cheltenham 9 miles

Cirencester 11 miles

Bristol 45 miles

Oxford 46 miles

London 102 miles

Pubs & Restaurants

The Green Dragon, Cowley

Lardon, Elkstone

The Carpenters Arms, Miserden

The Fox in Dowdeswell

The Stump, Foss Cross

Train Stations

Cheltenham Station 9 miles

(London Paddington from 1 hour 52 minutes)

Kemble Station 11 miles

(London Paddington from 1 hours 9 minutes)

Airports

Bristol Airport 55 miles

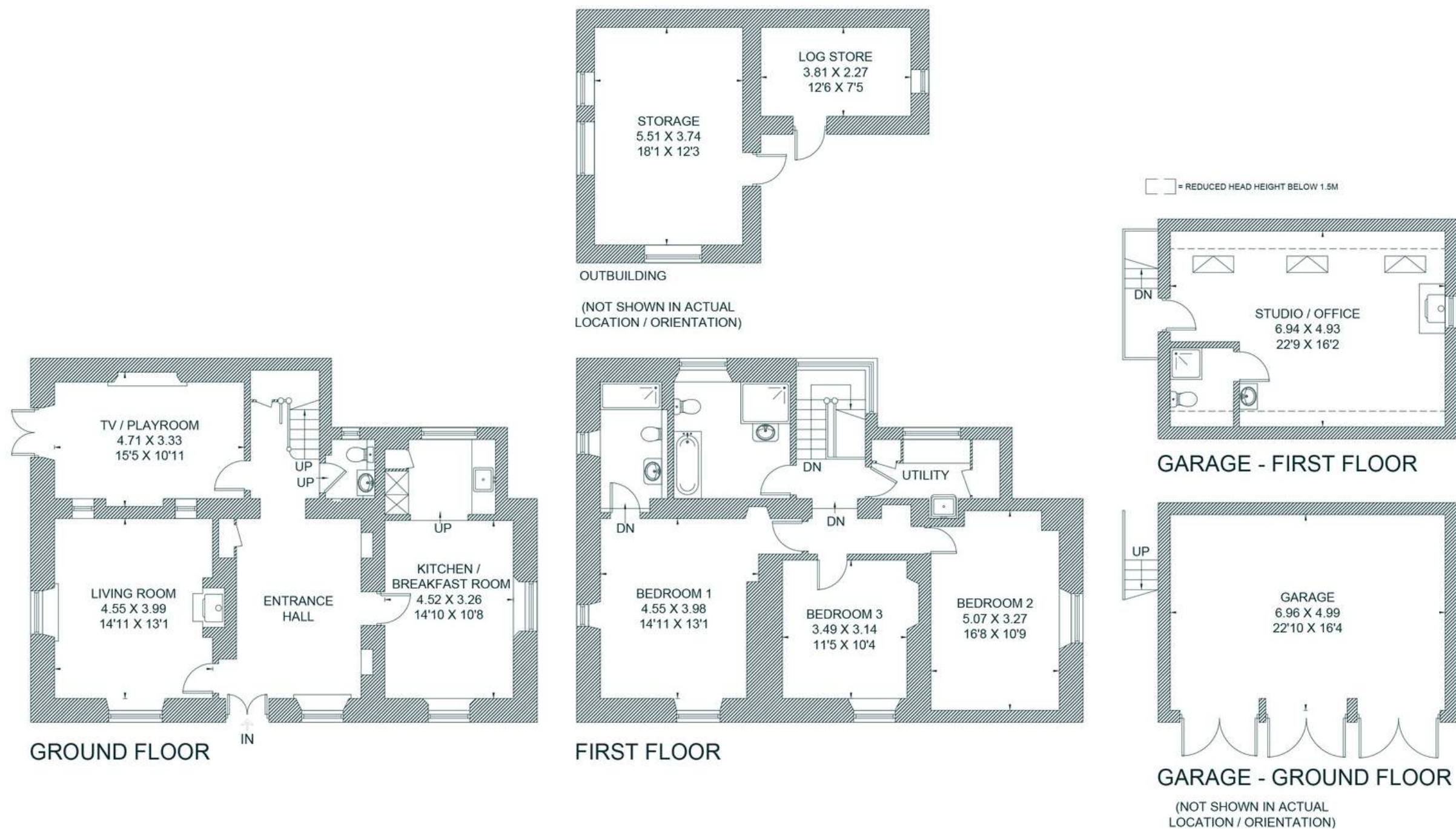
Birmingham Airport 67 miles

London Heathrow 90 miles



FLOORPLANS

Washbrook House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112068

Total - 271.9 sq m / 2927 sq ft
Approximate Floor Area - 172.8 sq m / 1860 sq ft | Outbuildings - 99.1 sq m / 1067 sq ft and Garage | Including Limited Use Area (5.9 sq m / 63 sq ft)

AREA GUIDE

The South Cotswolds ➡

Renowned for its rolling valleys, historic wool towns and refined country living, the South Cotswolds offers a wonderful blend of natural beauty and cultural heritage. From the elegant streets of Tetbury and Nailsworth to the peaceful lanes of hidden villages, this area is defined by honey-coloured stone, leafy landscapes and a slower pace of life. With its abundance of boutique shops, award-winning eateries and scenic walking routes, the South Cotswolds is perfectly suited to those seeking both relaxation and refinement.

Walking – Minchinhampton Common

A vast expanse of open grassland with far-reaching views across the Severn Vale and beyond. Popular with walkers, cyclists and families, this beautiful spot offers gentle trails, grazing livestock and some of the best sunsets in the region.

Eating Out – The Woolpack, Slad

Nestled in the heart of Laurie Lee country, this characterful pub is celebrated for its seasonal menus and warm atmosphere. Expect hearty dishes made with local produce, enjoyed beside roaring fires in winter or out in the garden during the summer months.

Event – The Tetbury Music Festival

A highlight of the cultural calendar, this long-running festival brings together internationally acclaimed musicians and emerging talent for a week of performances in charming venues across Tetbury.

Day Out – Highgrove Gardens

The private gardens of King Charles III are a true gem of the South Cotswolds. Beautifully designed with sustainability at their heart, these gardens offer a peaceful and inspiring day out, with guided tours providing a fascinating insight into their history and planting philosophy.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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