



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Silver Rill House Overbury, Tewkesbury, GL20 7PG

£10,000

- Large Family Home
- Three Acre Garden
- Newly Reurbished
- Unfurnished

Silver Rill House , Tewkesbury GL20 7PG

** AVAILABLE FOR 1ST AUGUST MOVE-IN **

Silver Rill House is a remarkable house with a fascinating history. It is located in the sought-after village of Overbury, set on the lower slopes of Bredon Hill within the Cotswolds National Landscape. The village is well known for its strong sense of community and attractive rural character, surrounded by rolling countryside and an extensive network of footpaths and bridleways.

Overbury offers a range of local amenities including a well-regarded primary school, Overbury CofE First School, alongside a village hall and active sports clubs, all contributing to a lively yet traditional village atmosphere. Many of the village properties reflect notable architectural heritage, adding to the overall charm and distinct identity of the area. Further highly regarded local state schooling includes Bredon Hancock's Endowed First School and Prince Henry's High School in nearby Evesham, while the area is also exceptionally well placed for a number of prestigious independent schools.

For a broader range of services, the popular village of Broadway is within easy reach and provides an excellent selection of independent shops, cafés and restaurants. Cheltenham, a renowned Regency spa town, offers comprehensive shopping, cultural events and dining, in addition to an outstanding choice of schools including Pate's Grammar School, Cheltenham College and Cheltenham Ladies' College. Further educational options can also be found in Malvern, notably Malvern College and The King's School, Worcester, all within comfortable travelling distance.

Transport connections are convenient, with mainline rail services available from Cheltenham Spa and Evesham, providing access to London Paddington, while Ashchurch offers links towards Birmingham and Bristol.



Council Tax Band: G



Silver Rill House is an outstanding and beautifully renovated country residence, offering elegant and highly versatile accommodation arranged over four floors, including a basement level. The property has been reimagined to an exceptional standard, seamlessly combining classic architectural character with refined contemporary finishes throughout.

The ground floor provides an excellent balance of formal and informal reception spaces, perfectly suited to both family living and entertaining. At the heart of the home sits a truly exceptional bespoke Tom Howley kitchen, individually designed and featuring an Everhot induction range cooker alongside a full suite of integrated appliances. The space has been thoughtfully planned to combine functionality with statement design, flowing effortlessly into the surrounding reception areas. High ceilings and large sash windows allow natural light to flood the interiors, further enhancing the sense of space and sophistication.

The upper floors offer seven generously proportioned double bedrooms, each individually styled by Rosanna Bossom Ltd., creating a distinctive and luxurious finish throughout. Every bedroom benefits from its own high-quality en-suite bathroom complete with underfloor heating. The principal suite enjoys a particularly private and indulgent feel, complemented by the convenience of a dedicated laundry room on the same floor. A further reception room on the first floor opens onto an outdoor terrace, perfectly positioned to enjoy far-reaching views across the surrounding countryside. A kitchenette and additional flexible living areas further enhance the home's suitability for entertaining or multi-generational living.

The basement level incorporates a wine cellar, storage room and plant room, providing practical ancillary space that supports the main living accommodation while remaining discreetly positioned.

Technology and connectivity have been carefully considered, with fibre broadband supplied to the property and extensive Cat 5 wiring installed throughout the house, making the home

exceptionally well equipped for modern working and high-speed connectivity.

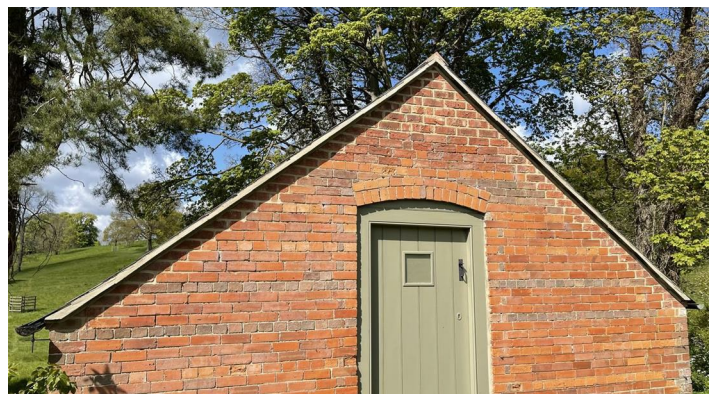
Externally, the gardens and grounds are a true standout feature, offering a blend of formal landscaped areas and more natural surroundings. Water features include a lake and waterfall, complemented by expansive lawns and thoughtfully designed outdoor spaces. The property is approached via a private driveway and further benefits from garaging, garden storage and additional external facilities.

For those seeking supplementary accommodation, there is the option to rent a charming adjoining three-bedroom cottage by separate negotiation. While connected to the main house, the cottage remains entirely private, with its own entrance and garden, making it ideal for guest accommodation, staff, or extended family living while maintaining independence from the principal residence.

Additional Information

- Private water supply – charged at a fixed monthly rate, reviewed annually each April (2026/27 rate: £82.55 pcm)
- Oil-fired central heating
- Fibre broadband provided by Overbury Communications – current charge £30 pcm







Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating:

D

