

THE OLD CIDER MILL

NAUNTON • GLOUCESTERSHIRE



 Knight
Frank

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*A characterful Grade II Listed cottage
with a separate annexe.*

Accommodation

Reception Hall • Sitting Room • Kitchen/Breakfast Room

2 Bedrooms • Bedroom 3/Dressing room • Bathroom

Annexe: Hall • Bedroom • Bathroom

Off-road parking • Enclosed south facing gardens • River view

Stow-on-the-Wold 6 miles • Bourton-on-the-Water 4.5 miles
Moreton-in-Marsh 10 miles

Kingham 11 miles (trains to London Paddington from 90 minutes)
Cheltenham 12 miles • Cirencester 20 miles • Oxford 34 miles
(Distances and times approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Annexe bedroom



Gloucestershire

Naunton is a particularly desirable village in the North Cotswolds, situated in a peaceful valley around the slopes of the River Windrush. The village offers wonderful views and is conveniently located for good access to Stow-on-the-Wold and Cheltenham.



Naunton has a superb community, a Public House offering good pub food and real ales from the local Donnington brewery, a village hall with various events organised, Church of St Andrew, village cricket club, and nearby Naunton Downs golf club.



Stow-on-the-Wold provides day to day amenities including a large supermarket. Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford.



Schooling in the area is outstanding including Stow Primary, Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', The Cotswold School, Chipping Campden and many other popular Cheltenham and Oxford schools.



Sporting facilities in the area include racing at Cheltenham, golf courses at Naunton Downs, Broadway and Burford, and rugby at Kingsholm in Gloucester.

Description of property

- Originating from the early 19th Century and formerly a pair of cottages, The Old Cider Mill is an extremely attractive detached Cotswold property with enormous character throughout.
- Being Grade II Listed it is full of original period features including exposed beams, flagstone flooring and, in particular, the historic cider crusher wheel which is a feature of the kitchen and which makes this Cotswold property so unique.
- Situated in arguably one of the prettiest locations in Naunton in a riverside setting complimented by mature seasonal landscaping, The Old Cider Mill offers buyers a rare opportunity to acquire a truly romantic and charming country retreat.

Annexe

Located within close proximity to the main house yet retaining absolute privacy is the Annexe, which has been used as guest accommodation but could equally serve as a home office. Both the main house and the annexe are currently used as holiday lets.

Gardens and grounds

- The Old Cider Mill is approached down a shared gravelled driveway. The front garden is gravelled with a wide shrub bed to one side, which is partly enclosed by a Cotswold stone wall.
- The detached, Cotswold stone annexe has paving to the front aspect. The garage doors are only there as part of the design.
- The rear garden is accessed from the kitchen of The Old Cider Mill and from the hall of the annexe. This south facing rear garden is enclosed by Cotswold stone walls, some of which are planted with beds of alpines. Beyond is the river that has a beautiful little waterfall with a lovely view upstream to a Cotswold stone bridge.

Services

The property has mains drainage, water and electricity. Oil fired central heating.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (GL54 3AT)

From Stow-on-the-Wold, take the B4068 West, towards Lower Swell. Continue on this road for approximately 5 miles until reaching a right hand turning signposted for Naunton. Proceed into the village passing The Black Horse on your right. Continue through the village around the sharp left hand bend and immediately before the bridge you will find The Old Cider Mill on your left hand side.

Terms

Tenure: Freehold

Local Authority

Cotswold District Council 01285 623000

Viewing

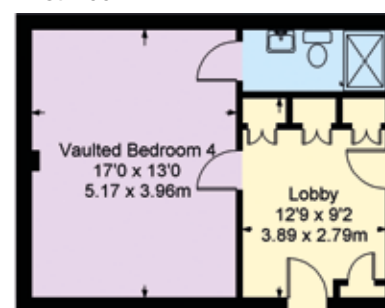
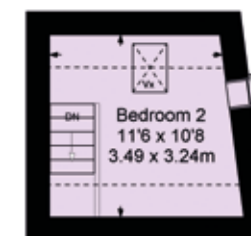
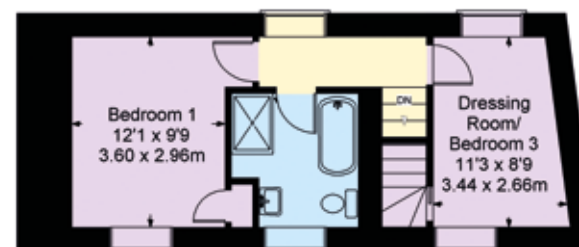
By prior appointment only with the agents, Knight Frank, Stow-on-the-Wold. Telephone 01451 600 610.

Approximate Gross Internal Floor Area

House = 1281 sqft/119 sqm

Annexe = 387 sqft/36 sqm

Total = 1668 sqft/155 sqm



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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