



Windrush Cottage  
Church Farm Barns | Naunton | Gloucestershire | GL54 3AJ

FINE & COUNTRY









Of the breathtaking panoramic views to be found in the North Cotswolds, a cluster of converted barns situated high above the village of Naunton must surely enjoy some of the finest, and of these Windrush Cottage has claimed the best for its own.

Full of charming period detail, Windrush Cottage is a substantial attached barn conversion with a generous amount of living space predominantly arranged on one floor.

Interiors are flooded by natural light and are luxuriously spacious, enhanced by broad glazed doors. Three main reception rooms include a grand formal sitting room (large enough to dwarf a grand piano, and blessed with a double-height ceiling which soars up into the "A" frame) with windows set to enjoy those stunning views. There is also an elevated terrace where, on sultry evenings, one can relax with a glass of wine in hand, to enjoy the far-reaching views over the Windrush Valley.

There is a formal dining room, with views of a pretty central courtyard, and a more informal living room beyond, plus a secluded study tucked away, both overlooking the main courtyard garden.

The kitchen/breakfast room forms a natural social hub, a veritable cook's paradise fitted with copious solid wood cupboards and topped by long runs of polished black granite, and a cosy breakfast area.

Three double bedrooms above are each appointed their own bathroom / shower room, whilst outside a detached double garage gives plenty of safe storage and off-road parking, with a pretty walled courtyard garden beyond.



# Step inside

## Windrush Cottage

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This is a great place to keep fit and healthy, surrounded as it is by beautiful walks. A ten-minute post-prandial stroll down the hill will take you into the village proper, where one can check into the Black Horse pub for a pint or two before striking out to the glorious open countryside beyond.

Crossed with bridal paths, set deep within the bowl of the valley, the peaceful and picturesque linear arrangement of age-old cottages in Naunton form part of an original settlement dating back as far as the Domesday Book. Dominated by a magnificent mediaeval church and dovecote, the village quietly meanders along the shallow river Windrush for the best part of a mile.

This famous undulating landscape of the western edge of the North Cotswolds is also home to the most horse-loving local folk, particularly those involved with the Sport of Kings. The Twiston-Davies' yard is in Naunton and McManus's Jackdaw Castle is to be found within a stone's throw at Ford.

Meanwhile, high above the village at the very top of the ridge and again within handy walking distance is a blowy but beautiful golf course on the renowned Naunton Downs, topped by a most convivial clubhouse.

With enough sporting opportunities at hand to keep the most demanding of guests entertained at the weekend, should one wish for more prosaic day-to-day amenities and distractions it's only a short drive to Stow on the Wold and twenty

minutes to Cheltenham, thereby giving quick access to a network of major roads running in all directions - to Bath and Bristol, Stratford and Birmingham, Banbury and Oxford - all within an hour's drive.

As such, this is the perfect pad to invite friends down from London for a grown-up lazy weekend. The mainline train from Paddington pulls into nearby Kingham on a regular hour-and-a-half run, providing an equally sensible commuting proposition for a professional couple seeking a rural retreat from the stresses of city life.

For the same reason the property would do very well indeed as a holiday-let investment, given a host of readily available tourist attractions within striking distance including the historic delights of Sudeley Castle, the world famous village of Bourton on the Water, the chocolate box charm of Chipping Campden and, along with many independent shops and cafes dotted throughout the Cotswolds, the ancient market town of Moreton in Marsh.

However, given the copious and eminently flexible arrangement of living space, Windrush Cottage is just as suitable to the needs of a growing family.

Anyone concerned with the exemplary educational opportunities offered within the North Cotswold community will know there are a host of great private and state schools. The nearest is a delightful village primary school at Lower Swell, just two miles away, or similarly Cold Aston.











Even more happily, Naunton is situated within the catchment area and on the bus route for the Cotswold School, an Outstanding state secondary school in Bourton on the Water that was rated the best in the UK by The Times in 2016.

As such, this property should be high on the list of any number of prospective purchasers and early viewing is unhesitatingly recommended. For further information, please contact the Bourton on the Water offices of Harrison James & Hardie on 01451 822977.

#### Location

Naunton, lying along the river Windrush, boasts a wealth of 16th, 17th and 18th century houses and was mentioned in the Domesday survey of 1086. Today the village remains relatively unspoiled, and offers good access to main road links as well as local facilities. The village has a popular public house and the closest secondary school is the well regarded Cotswold Academy in Bourton on the Water. Golf is available at Naunton Downs with a host of rural activities in the immediate area. There are main line stations at Moreton-in-Marsh, Kingham and Cheltenham Spa that provide direct links into central London and other destinations.

#### Directions

From our office in Bourton on the Water, turn left onto the High Street and proceed through Lansdowne, turning right onto the A429 Fosseway. Take the first left hand turning, and follow the road until reaching a cross-roads. Turn left signposted Naunton, and continue. The property will be found a short distance after the Golf Club on the left hand side, identified by our 'For Sale' board.

#### Tenure & Possession

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

#### Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.





Approximate Gross Internal Area  
2,392 sq ft - 222 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

| Energy Efficiency Rating                           |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lowest carbon costs        | A |         |           |
| Energy efficient                                   | B |         |           |
| Decent   | C | EW      | EW        |
| Needs improvement                                  | D |         |           |
| Very poor energy efficiency - highest carbon costs | F |         |           |
| Not energy efficient - highest running costs       | G |         |           |

England & Wales  
EU Directive 2002/91/EC

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3889306. Registered Office: Harrison & Hardie Limited, High Street, Bourton on the Water, Cheltenham, Gloucestershire GL54 2AN. Printed 07.06.2017





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