



WATERLOO FARM  
NAUNTON • GLOUCESTERSHIRE





# Waterloo Farm

A superb, family property with excellent equestrian facilities set in approximately 44 acres of beautifully managed land.

- Entrance Hall
- Dining Hall
- Cloakroom
- Drawing Room
- Sitting Room
- Study/Family Room
- Kitchen/Breakfast room
- Utility Room
- Cloakroom
- Ground floor Bedroom 4 with adjoining Bathroom
- Master bedroom with adjoining Bathroom
- 2 further Bedrooms
- Family Bathroom
- Attached Double Garage
- Stable yard with 6 Stables
- Large Barn
- Tandem Double Garage
- Gardens
- Paddocks 41.8 Acres
- Outdoor School
- Fishing Rights on the River Windrush
- Excellent rural views over the land

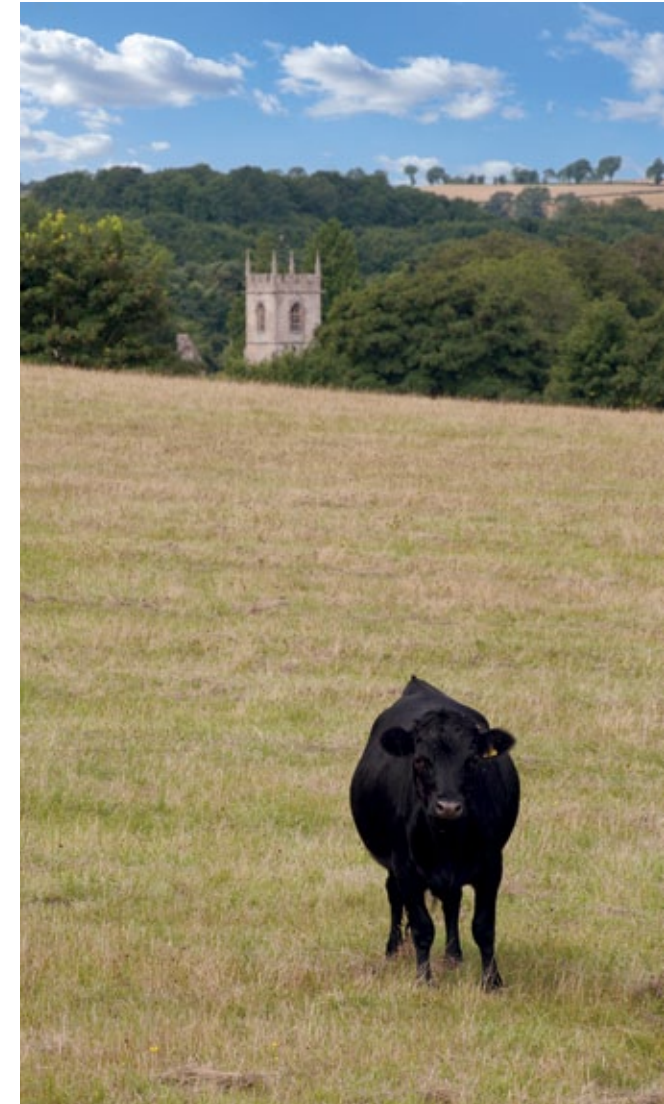
Waterloo Farm is set in approximately 44 Acres of beautifully managed gardens and paddocks. This farm is on the edge of a most attractive and desirable North Cotswold village. The pretty River Windrush borders the eastern boundary with fishing from the river banks. The farm house is well presented and provides flexible living accommodation. There is a ground floor bedroom suite with a study/family room for an elderly relative. The stable yard, barn and outdoor school provide well maintained equestrian facilities.

Waterloo Farm was bought as a one storey Cotswold stone property in 1991. The current owners extended the property considerably in 2000. They purchased 32 acres of adjoining arable land, which has been turned to quality pasture with post and rail fencing and Cotswold stone walls. The Scotts of Thrapston stables were put up in 2004. In 2006 the new access was created from the B4068, which is ideal for larger horse lorries and agricultural machinery.

## Situation

**Mileages. Stow on the Wold 6 miles, Cheltenham 11 miles, Cirencester 20 miles, Oxford 36 miles, Bourton on the Water 5 miles, Kingham 10 miles (London to Paddington in about 90 minutes) (all mileages approximate)**

The picturesque village of Naunton shelters in the Windrush Valley surrounded by rolling Cotswold countryside. Naunton village is in an Area of Outstanding Natural Beauty and in the main comprises a number of traditional stone houses on the River Windrush. The village has a 15th Century Parish Church, St. Andrews, Methodist Chapel and a popular village Public House 'The Black Horse'. The active village community has been responsible for the restoration of the ancient dovecote. There are a number of footpaths and bridleways providing a wealth of choice for the keen walker or horse rider. There are close links with the world of National Hunt Racing with Naunton being the home to Grand National and Gold Cup winning trainer Nigel Twiston Davies.



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The village also has a cricket pitch and club. There is a shop and post office situated in the village of Guiting Power, which is just over 3 miles away. Further shopping, recreational and social facilities can be found in Cheltenham along with a variety of public and private schools. Stow on the Wold, Cirencester and Bourton on the Water are a short drive away and offer a range of facilities, restaurants, small supermarkets and local shops.

Access to London is via the M5 or M40 motorways or by rail London Paddington at Moreton in Marsh or Kingham Stations, some 8 and 10 miles respectively

Sporting facilities include Naunton Downs Golf Club, which is on the edge of the village. Further golf clubs are available at Broadway, Burford and Wychwood. Theatres are at Stratford upon Avon, Chipping Norton and Oxford. Racing at Cheltenham, Warwick, Worcester and Stratford upon Avon. Naunton links up with the Heythrop, Cotswold and North Cotswold Hunts. Polo at Cirencester Park.

## Accommodation

### GROUND FLOOR

**Entrance Hall** Full height oak double doors, Cotswold stone floor.

**Dining Hall** Cotswold stone fireplace with wood burner, display shelving and cupboards. **Drawing Room** View over the lawn and the land beyond. Electric fire set in oak surround. Display shelving.

**Sitting Room** Double aspect with view over the garden terrace and land. Slate fireplace with wood burner. Corner cupboard with shelf







for a T.V. Ceiling coving. **Cloakroom** WC, hand basin and period radiator. **Boiler Room** Central heating boiler. **Study/Family Room** This room could easily be used with bedroom 4 as an annex. Built in cupboards and shelving. View over the lawn. **Bedroom 4** Built in wardrobes and cupboards. View over the rear lawned garden. **Adjoining Bathroom** Enamelled bath with Victorian styled taps and hand held shower attachment. Pedestal hand basin with tiled splash back, wall mounted mirror and glazed shelf. WC. Cupboard housing hot water cylinder. **Kitchen/Breakfast Room** A comprehensive range of kitchen cupboards and drawers with ample worktops, 2 door Aga. A 4 plate electric hob with extractor fan above and oven below. Integrated dishwasher and fridge. Tiled floor. **Inner Hall** Coat hooks and shelving. **Utility Room** A range of fitted cupboards with wooden

worktops and a Belfast styled sink. Integrated washing machine. Tiled floor. Plenty of space for fridges and freezers. **Cloakroom** WC, pedestal hand basin. **Double Garage** Wooden up and over doors. A range of cupboards one of which has plumbing for an additional washing machine.

#### FIRST FLOOR

**Landing** Doors to all rooms. **Master Bedroom** Double aspect. Superb views over the paddocks, outdoor school and the stable yard. Built in wardrobe cupboards. **Adjoining Bath/Shower Room** Tiled shower cubicle, double slipper, roll top bath with Victorian styled taps and hand held shower, WC, pedestal hand basin, skylight. **Bedroom 2** View across the paddocks and the outdoor school.

Built in wardrobe cupboards, shelving and desk. **Family Bathroom** Enamelled bath with Victorian styled taps and hand held shower, tiled splash back, pedestal basin, tiled splash back and wall mounted mirror and glazed shelf. WC. Heated towel rail. Shelved cupboard. Airing cupboard housing hot water cylinder. Slatted wooden shelving. **Bedroom 3** Double aspect with views over the garden and the paddocks. Fitted wardrobes. Access to roof space.

#### OUTSIDE

The property is approached down the long drive set in the Cotswold stone walls. The post and rail paddocks line the drive down to the farmhouse. The gravelled drive leads to the house, the double garage and the stable yard. There is a secondary drive which goes into the village of Naunton, this is marked by a wooden 5 bar gate.

The east-facing garden is mainly a gravelled drive and a raised lawn, which has an attractive stone wall planted with alpines. Attractive Cotswold stone wall clad in roses and clematis. The easterly aspect of the house is clad in hydrangea and pyracantha.

The lawned west-facing rear garden is enclosed by a high conifer hedge, Cotswold stone wall and a post and rail fence with a pedestrian gate to the closest paddock. The garden is interspersed with a variety of evergreen and deciduous trees. The south-west facing terrace is ideal for outdoor entertaining.







Half an acre of agricultural land runs from behind the stables down to the pretty River Windrush. This has been meticulously maintained, perfect for children's games, however could easily become another useful paddock.

The large barn has been well maintained and is of lapped wood and metal construction with large painted wooden doors. Concrete floor. Power, light and hot water supply. Belfast sink. This barn could easily provide more stabling if required. Hay, straw and trailer storage. Tandem double garage.

The stable yard is 'L' shaped with 5 good-sized wooden stables, a large foaling stable. All have a concrete floor, wood lining and a drinker system. The stable yard is enclosed by a wall with double wooden gates.



#### THE LAND

The land generally has post and rail fences and Cotswold stone boundaries. Each field has a water supply. The immaculate, outdoor school was constructed by Charles Britton Arena in 1997 and it measures 40m x 20m. Post and rail fencing encloses the bridleway /footpath which crosses the land from the road to the village. On the map, 'A' marks a vehicular right of way to the land.

**SERVICES** Mains water, electricity and drainage. Oil fired central heating and Aga. Telephone (subject to BT regulations) Wired for Freesat in the sitting room and bedroom 4 along with a Skype dish and broadband.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

**FIXTURES AND FITTINGS** Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded.

**LOCAL AUTHORITY** Cotswold District Council Trinity Road, Cirencester GL7 1PX . Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

**TAX BAND** F

**POSTCODE** GL54 3AF



## Viewing

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## Directions

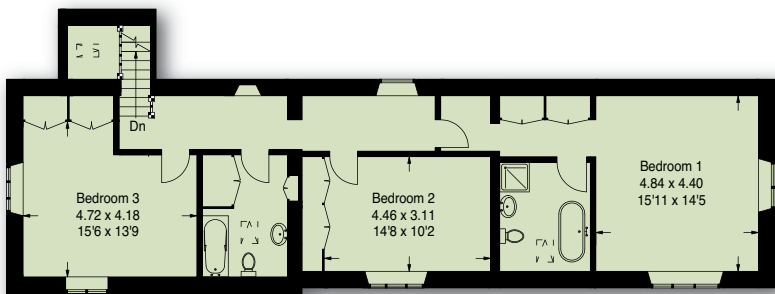
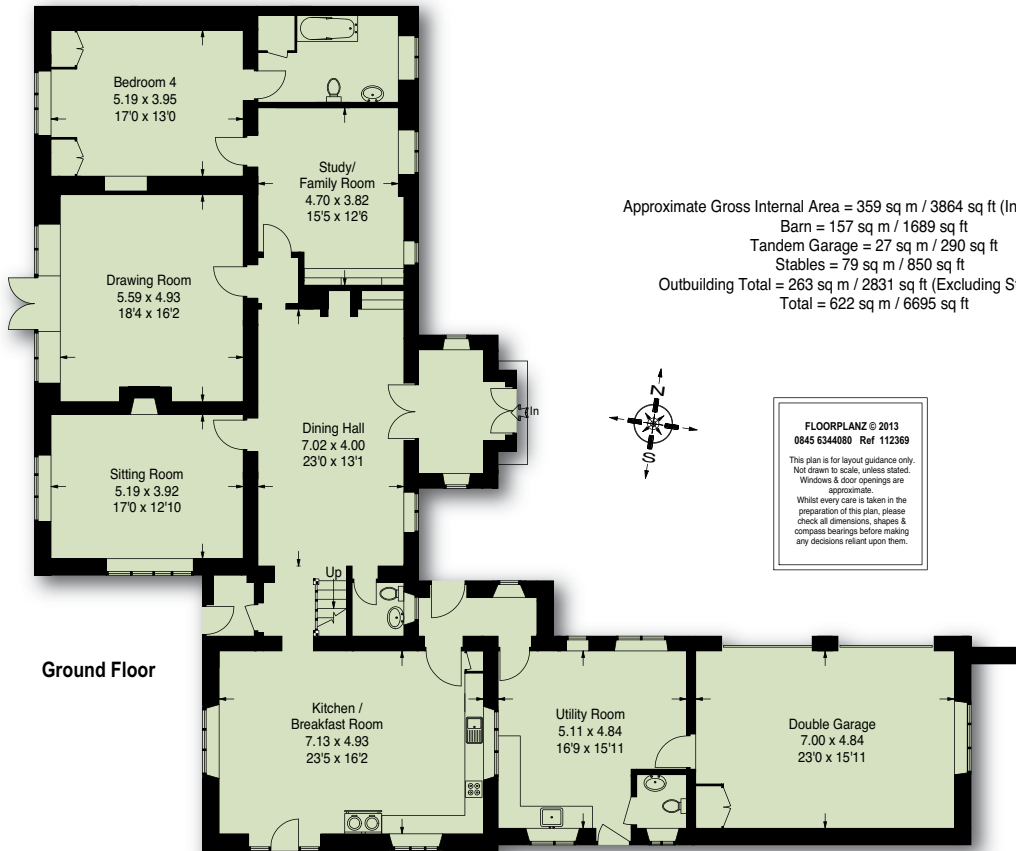
From Stow on the Wold take the B4068 sign posted Naunton and Lower Swell. Follow the road for about 6 miles and past the first right turn sign posted to Naunton. Go up the hill, in under one mile, on the right hand side, there is a Cotswold stone wall with a metal gate, take this drive. Waterloo Farm will be found at the end of this long drive.

From Cheltenham pass Naunton Downs Golf Course on the right and the entrance to the farm is on the left hand side.

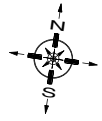
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



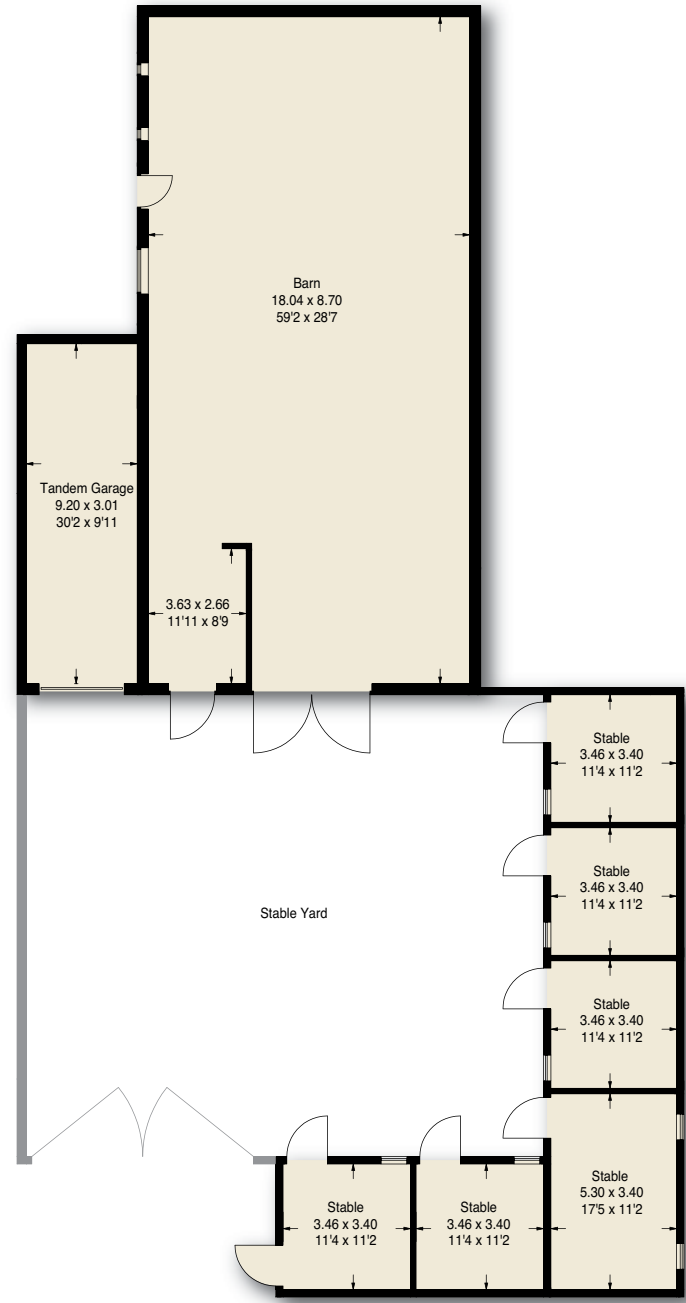
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Approximate Gross Internal Area = 359 sq m / 3864 sq ft (Including Garage)  
 Barn = 157 sq m / 1689 sq ft  
 Tandem Garage = 27 sq m / 290 sq ft  
 Stables = 79 sq m / 850 sq ft  
 Outbuilding Total = 263 sq m / 2831 sq ft (Excluding Stable Yard)  
 Total = 622 sq m / 6695 sq ft



FLOORPLANZ © 2013  
 0845 6344080 Ref 112369  
 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.



Outbuilding

