



Court Farmhouse
Latton | Swindon | Wiltshire | SN6 6DH

Step inside

Court Farmhouse

Court Farmhouse offers a future buyer what is in essence a blank canvass, thus allowing the house to be designed to one's personal taste and style. The property, which is Grade II listed is imposing from the very outset, it sits tall and commanding whilst being central in its plot.

Inside, there is everything one would expect from a house of this era: Flagstone floors, inglenook fireplaces, exposed beams and open fireplaces. The central hallway leads to a multitude of reception rooms, there are up to five in total, depending on how the accommodation is configured. Part of the accommodation to this floor also includes the large former dairy. This room offers double height ceiling, exposed stonework and converted would make a lovely addition to this fabulous home whilst providing an additional reception area.

The bedrooms are arranged over the remaining two floors, on the first floor are four well-proportioned double rooms and a family bathroom. The main bedroom also benefits from an en suite bathroom. A stairwell leads you to the upper level where it becomes apparent how very tall this building is. Here a further three rooms are found, bringing the number of bedrooms to potentially seven. Finally a hidden staircase leads to into the roof space, being fully boarded, subject to planning this allows for even more bedrooms, but if not required, it simply allows a family to store all their belongings.

Outside the grounds are as impressive as the inside. Mature gardens surround the property which is just over 0.5 acre. There are lawns, walkways, seating areas, fruit trees, ample parking for at least six cars and at the very head, the garden is walled, a lovely feature to be found in a garden from this era.

Finally, one is drawn to the detached barn. Currently used as storage and a workshop, the space is wonderful as is the potential. An annexe maybe, home office, garaging for classic cars, the list of uses could go on or it simply could remain as it is, a workshop and store

Very rarely do properties of this ilk come onto the market, usually they have been renovated and one buys someone else's thoughts and ideas, with Court Farmhouse, the imagination of a buyer can come alive and by doing so, this allows for the creation of your perfect home.

Court Farmhouse sits within 7.5 miles of Cirencester 12 miles from Swindon and 21 miles from Cheltenham. The nearest train station can be found at Kemble which is 11 miles away and allow a commuter to arrive at Paddington within 90 minutes. The M4 can be found within a 15 minute drive.

- Detached Former Farmhouse
- Grade II Listed
- Up To Seven Bedrooms
- Up To Five Receptions
- Kitchen
- Two Bathrooms
- Cloakroom/Wc
- Attic
- Four Floors
- Parking
- Gardens
- Useful Stone Outbuilding
- Total Plot Size: 0.52 Of An Acre

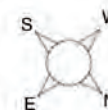



Directions:

Take A46 from Cheltenham centre and take first exit at Norwood Arms. Continue out of Cheltenham and up Leckhampton Hill. Continue to the Air Balloon roundabout and take the A417/A419 for Cirencester and Swindon. Continue past Cirencester and leave signposted for Cricklade. Carry on through Cricklade and turn right at the T junction in the centre. As you see the A419 again, turn left onto a no through road and the farm house will be seen on the left hand side, it is the last but one house on the lane.



Court Farm House, Latton, Swindon
Approximate Gross Internal Area
Main House = 3424 Sq Ft/318 Sq M
Garden Shed = 117 Sq Ft/11 Sq M
Stores = 917 Sq Ft/85 Sq M
Total = 4458 Sq Ft/414 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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