

Oxleaze House, Hawling, Gloucestershire





A beautiful Grade II listed house with 7 acres and exceptional Cotswolds views.

Summary of accommodation

Main House

Ground Floor - Reception hall | Cloakroom

Kitchen/breakfast room | Sitting room | Drawing room

Dining room | Garden room | Utility room | WC

First Floor - Two generous bedrooms, one with ensuite / dressing room | Family bathroom

Second Floor - Three double bedrooms | Shower room

Self- Contained Annexe

Bedroom | Open plan kitchen / living room | Shower room

Outbuildings

Two stone outbuildings

Garden and Grounds

Mature gardens | Various outdoor seating areas to capture the stunning views | Orchard | Paddock

In all about 7 acres



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Situation

Oxleaze House is situated in the beautiful north Cotswold countryside, close to the villages of Hawling and Brockhampton. The house enjoys fabulous far-reaching views across its own land and surrounding farmland. It is within a designated Area of Outstanding Natural Beauty with its Cotswold stone villages and beautiful open countryside with rolling hills and river valleys.

Guiting Power is just 2.5 miles and provides a wonderful shop, café, two pubs and the Guiting Montessori nursery. More comprehensive facilities are on hand in nearby Winchcombe and Bourton-on-the-Water with a range of shops, pubs restaurants and supermarkets.

There is renowned schooling in the area including The Cotswold Academy and a number of outstanding village primary schools with private schooling on hand in nearby Cheltenham which is approximately 15 minutes away by car.

Sporting facilities in the area include racing at Cheltenham, a golf course at Naunton Downs, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding.

Distances

Guiting Power 2.5 miles, Winchcombe 5 miles, Bourton-on-the-Water 7 miles, Kingham 15 miles (trains to London Paddington from 90 minutes), Cheltenham 9 miles.

(Distances and times approximate)





Oxleaze House

Oxleaze House is a quintessential Grade II listed farmhouse with generous living accommodation and located in a secluded and peaceful position with some of the finest Cotswolds views on offer. The property is located at the end of a private road which is shared with just three other houses.

The property provides generous living accommodation over three floors which includes many wonderful period features along with modern contemporary facilities. The house welcomes you into a generous hall before stepping into the kitchen where you are immediately transfixed by the views through the sliding doors that lead onto the perfect terrace for enjoying the last bit of sun of the day. The kitchen has been well fitted with a Abitalia kitchen with a range of Gaggenau appliances, teppanyaki hot plate and a more traditional gas fired Aga. A useful boot room with wc off is adjacent to the kitchen with door leading outside.

Reception space on the ground floor is superb with a cosy snug with log burning stove, a conservatory with panoramic views, dining room and drawing room, each with inglenook fireplaces and wonderful flagstone flooring and window seats.

The interlinking annexe forms part of the ground floor and can be used as a complete separate living space or indeed as part of the main house. The space is divided into a double bedroom, open plan living space with kitchen and a bathroom with bath, shower and double sink.

The first floor provides a light landing with principal bedroom suite, a second large double bedroom and a generous family bathroom. Three further double bedrooms and shower room are on hand on the second floor.









Garden and Grounds

Oxleaze House is approached along a private drive which services just four properties. Double gates lead into the property with a spacious gravelled parking area. Two stone outbuildings can be found which are currently used for bin storage and gardening store. The mature gardens wrap around the side, to the rear of the house to take advantage of the amazing Cotswolds views. Large lawned areas are interspersed with mature borders and an orchard. A large paddock is also on hand.

Approximate Gross Internal Floor Area

House & Annexe: 437 sq m (4,704 sq ft)

Outbuildings: 31 sq m (334 sq ft)

Total: 468 sq m (5,038 sq ft) inc. restricted head height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property information

Tenure: Freehold.

Services: Mains water, electricity and private drainage.
Air source heating, BT broadband and Starlink.

Local authority: Tewkesbury Borough Council.
Telephone: 01684 295010

Council Tax Band: H

Directions:

Postcode GL54 5TB

What3Words - ///clips.shelters.eradicate

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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