

An aerial photograph of a large, traditional stone house with a dark tiled roof and multiple chimneys. The house features several dormer windows and a large white-framed glass door. In the foreground, there is a well-maintained garden with a stone patio, a dining table with chairs, and a small pond. The house is surrounded by lush greenery and trees.

Badgers Bank, Kington Guiting Power, Cheltenham

# Detached Cotswold stone family home and paddock in idyllic setting.

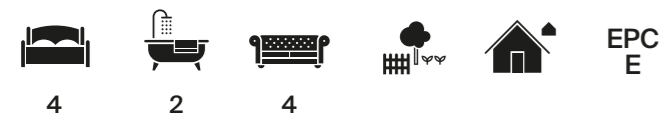
## Summary of accommodation

**Ground Floor** - Kitchen | Sitting Room | Family Room | Dining Room | Study  
Cloakroom

**First Floor** - 4 bedrooms | 2 bathrooms

## Distances

Guiting Power 1 mile, Stow-on-the-Wold 6 miles, Winchcombe 6 miles  
Moreton-in-Marsh 10 miles, Cheltenham 12 miles, Kingham station 13 miles  
(London Paddington 80 minutes) (Distances and time approximate).



## Location

Badgers Bank is situated in an idyllic position on the edge of the unspoilt village of Kinton in the heart of the Cotswold Hills Area of Outstanding Natural Beauty (AONB) between Cheltenham and Stow-on-the-Wold. Guiting Power and Temple Guiting are both nearby and enjoy between them a popular primary school, a grocer/bakery, Post Office, village churches and several renowned public houses, including the popular Halfway House pub within walking distance.

The historic market town of Stow-on-the-Wold is 6 miles away with shops and services for everyday needs, including a supermarket. Schooling in the area is outstanding including Temple Guiting, Cold Aston, The Cotswold School and many other popular Cheltenham and Oxford schools. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs, Broadway and Lyneham, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding.

## Badgers Bank

Badgers Bank is a unique property that was originally two separate dwellings. Dating from the 17th century one part was originally the village forge and is set well back from the village lane in a picturesque spot. The property is built of Cotswold stone with a wealth of period features and sits centrally within its own gardens and grounds.

The accommodation briefly comprises of an entrance hall with cloakroom off which in turn leads through to the kitchen with full range of units including a Belfast sink, integrated single oven, AGA, fridge freezer, dishwasher, washing machine and drier. This in turn leads through to the impressive dining room with beamed vaulted ceiling, exposed Cotswold stone walls, oak flooring and central stone fireplace with log burning stove. Beyond the rear hall is a further reception room, currently used as a study with slate floor, double doors to the terrace and a central log burning store. There are two further beautiful reception rooms, both with large inglenook fireplaces with wood burning stoves. The main sitting room has a door out to the rear terrace.

The bedroom accommodation is approached by two separate staircases. The spacious principal bedroom with dressing area fitted with wardrobes, has a vaulted ceiling and a mezzanine floor offering a wonderful space to sit and enjoy the views. Bedroom 2 can also be found to this end of the house and both have the use of a family bathroom with bath and shower over. To the other side of the house are two further bedrooms with fitted wardrobes, serviced by a family shower room.





## Garden and Grounds

No doubt the uniqueness of Badgers Bank are the wonderful gardens and grounds that surround the property. These offer the property a high degree of privacy yet sitting centrally within the village. Badgers Bank is surrounded by a number of terraces which are wonderful places to sit out and enjoy al fresco dining and entertaining. The grounds have meandering pathways through the wooded areas with some areas laid to lawn. Mature shrubs and trees surround the property adding to it's uniqueness. The property also benefits from a paddock to one side and sitting centrally within the village with access from the lane. This would be ideal for equestrian use or just as additional land for protection. The outbuildings include a tack room shed and stone built bothy, both ideal for storage. The gardens and grounds extend to approximately 1 acre in total.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity, private drainage and oil fired central heating.

**Postcode:** GL54 5UG

## Viewing

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

**Approximate Gross Internal Floor Area**

**Main House: 244.6 sq m / 2,633 sq ft (Including mezzanine/excluding void)**

**Outbuildings: 15 sq m / 161 sq ft**

**Total: 259.6 sq m / 2,794 sq ft**



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.



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