

The Granary, Adlestrop, Gloucestershire



A stunning period home presented in immaculate condition

Summary of accommodation

Ground Floor - Reception hall | Drawing room | Study
Kitchen breakfast room | Bedroom with en suite | Utility | Cloakroom

First Floor - Principal bedroom with en suite
Two further bedrooms | Family bathroom

Garden and Grounds - Parking for several vehicles to the front of the property with a mature | Well planted garden to the rear.

Distances

Moreton-in-Marsh 3 miles, Daylesford Farm Shop 2 miles, Stow-on-the-Wold 3.5 miles, Kingham Station (London Paddington 80 mins) 5.5 miles, Chipping Norton 7.7 miles, Soho Farmhouse 13 miles, Cheltenham 22 miles, Oxford 29 miles.
(Distances and time approximate).



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Location

Adlestrop is a small, picturesque village located in the Cotswolds, an Area of Outstanding Natural Beauty in Gloucestershire, England. Known for its tranquil rural charm, Adlestrop gained fame from the Edward Thomas poem, Adlestrop, which nostalgically reflects the quiet, peaceful atmosphere of the village. There is a village post office near the 13th century Church and a cricket club. It is also believed that Jane Austen drew her inspiration from the village for her novel Mansfield Park and having originally had a railway station, the village was the basis for Edward Thomas' famous poem 'Adlestrop'.

The nearby towns of Stow-on-the-Wold and Chipping Norton provide day-to-day facilities, including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-on-Avon, which offer more extensive facilities. Daylesford Organic Farm Shop is a short drive, and the renowned Soho Farmhouse is 14 miles away.

Moreton-in-Marsh and Kingham stations are both only a short drive away, with a regular rail service to Oxford and London Paddington from 80 minutes.

There is an excellent range of state and private schools in the area, including Kitebrook, Kingham Hill, The Cotswold School, Burford School, Cheltenham schools, and the renowned Oxford schools, including The Dragon and Summerfields.

Sports facilities include racing at Cheltenham and Worcester, rugby at Gloucester and golf at Lyneham, Burford and Chipping Norton, plus a network of public footpaths and bridleways to allow total enjoyment of the beautiful scenery around.



The Granary

Located on the edge of the village, the property has been recently renovated by the current owners and now provides beautifully appointed accommodation over two floors. The Granary is approached through timber gates onto a large, gravelled parking area to the front which is bounded by Cotswold stone walls.

The property welcomes you with a generous central reception hall with cloakroom. The reception space at the Granary is superb and consists of a kitchen breakfast room with island and fitted units, exposed timbers and door leading into the rear garden, a well-proportioned drawing room with fireplace, dining room which can be used as a study or playroom, a double bedroom within suite and a large, well fitted boot room / utility room.

Accommodation on the first floor is equally spacious with a principal bedroom with en suite, two further double bedrooms and a family bathroom.





Garden and Grounds

Outside, the property enjoys a low maintenance rear garden with a terrace, lawn and mature planting.

Property Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil fired central heating. Gigaclear broadband with up to 900 Mbps.

Local Authority & Council Tax Band: Cotswold District Council. Telephone: 01285 623 000. Band G

EPC Rating: Band E

Postcode: GL56 0YR

What3words: ///reckons.reapply.eaten

Viewing

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



Approximate Gross Internal Floor Area

196 sq m / 2,110 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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I would be delighted to tell you more

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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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Particulars dated September 2024. Photographs and videos dated August 2024.

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