

Wolf House, Great Wolford, North Cotswolds







A substantial modern Cotswold stone village home in 1.4 acres.

Summary of accommodation

Main House

Ground Floor: Reception hall | Cloakroom | Study
Family room | Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Garden room

Lower Ground Floor: Cinema room | Swimming pool
Shower room | Utility room | Plant room and stores

First Floor: Principal bedroom suite with bathroom and dressing room | Three further double bedrooms each with ensuite.

Second Floor: Double bedroom and bathroom | Library
Storage

Outbuildings

Triple Garage with storage above with scope for conversion subject to usual consents

Garden and Grounds

Mature gardens surrounding the house with large south westerly facing terrace

Gravelled drive with parking for several vehicles

In all about 1.4 acres



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Situation

Great Wolford is a picturesque village located within the North Cotswolds Area of Outstanding Natural Beauty, situated between the towns of Chipping Norton and Moreton in Marsh. Known for its idyllic countryside setting, the village exudes traditional English charm with its stone cottages, lush green landscapes, and tranquil atmosphere. Despite its peaceful environment, Great Wolford is conveniently located just off the A44, providing easy access to nearby towns and cities.

Nearby towns of Moreton in Marsh, Chipping Norton and Shipston on Stour have a fantastic range of supermarkets, pubs, restaurants, shops, hospitals and doctors surgeries. Moreton-in-Marsh, just 3.5 miles away has a mainline station with regular services to London Paddington. Daylesford Organic and Soho Farmhouse are located nearby, just 8 miles and 14 miles respectively. For more comprehensive amenities, Stratford-upon-Avon, Oxford, and Cheltenham are within 30 – 45 minutes.

The area is home to many excellent schools, including Kitebrook, Chipping Campden School, Cheltenham Ladies College, Cheltenham College, Tudor Hall, Bloxham School near Banbury, King Edward VI Grammar School for boys in Stratford-upon-Avon, and Stratford Grammar School for girls.

Sporting and leisure facilities within the locality include equestrian activities, golf at Feldon Valley, Chipping Norton, and Broadway, and a network of local footpaths and bridleways. The region is also rich in concerts, exhibitions, arts and literature festivals, and theatrical productions.

Distances

Moreton-in-Marsh 3.5 miles (trains to London Paddington from 90 minutes), Shipston-on-Stour 5 miles, Stow-on-the-Wold 7 miles, Chipping Norton 8 miles, Banbury 16 miles (trains to Marylebone from 60 mins), Oxford 28 miles. (Distances and times approximate).





Wolf House

Wolf House, built in 2012, is a substantial village residence offering expansive, adaptable living spaces finished to the highest standards. The exterior showcases local architectural style, while the modern interior is equipped with every contemporary convenience. At the heart of the home is a custom-designed staircase, surrounded by gallery landings.

The grand porch, marked with the construction date, leads to a magnificent reception hall with access to the main living areas. The central stone staircase, with glass balustrades and chrome handrails, ascends to the first and second floors. A glass bridge on the second floor connects to a library with bespoke shelving.

The ground floor features five reception rooms, including a spacious drawing room with a stone fireplace and wood-burning stove, opening onto the terrace and garden. The dining and sitting rooms also have double doors leading outside. Additional rooms include a study and family room with woodburning stove. The large kitchen/breakfast room is well-appointed with fitted cabinets, integrated appliances, and a large island unit. Adjacent to the kitchen is a garden room with vaulted ceilings and floor-to-ceiling windows. A cloakroom completes the ground floor.

The lower ground floor offers a swimming pool, shower room, utility and storage rooms, and a well-equipped cinema room. The first floor houses the main bedroom accommodation, including the principal bedroom with a dressing room and large en-suite bathroom, plus three additional bedroom suites. A long balcony connects the first and second bedrooms. The second floor includes a fifth bedroom with an en-suite bathroom, a library, and storage.

















Garden and Grounds

The west-facing rear of the property features a substantial paved terrace, accessed via electric gates along a gravel drive. The landscaped garden includes a greenhouse, raised beds, and an irrigation system, with a traditional front garden featuring well-maintained lawns and mature trees.

Approximate Gross Internal Floor Area

Main House: 971.5 sq m / 10,457 sq ft

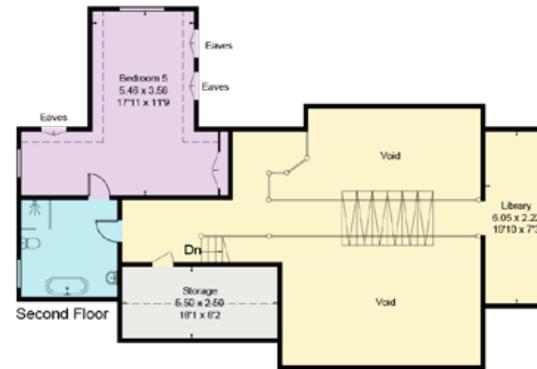
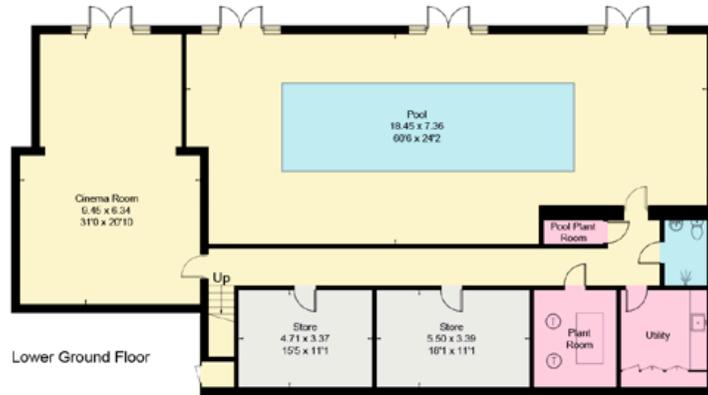
Garage: 60.6 sq m / 652 sq ft

Outbuilding: 66.5 sq m / 716 sq ft

Total: 1,098.6 sq m / 11,825 sq ft (Excluding Void)



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 drainage. Oil fired central heating.

Local Authority: Stratford upon Avon Council. Telephone: 01789 267575.

Council Tax: Band H

Energy Performance Certificate Rating: Band C

Features: Underfloor heating throughout.

Pressurised water system (provides high pressure hot and cold water throughout).

MHVR heat recovery air circulating system.

Cinema with built in projector, sound system and drop-down screen.

Wood burning stoves in drawing room and study.

Cat6 wired throughout and multiple WiFi apps.

Burglar alarm system.

External security cameras.

Satellite dish and connection ports.

Extensive outside lighting - timed and programable.

Full air conditioning in pool room and sound system.

Electric gates.

Garage with electric up and over doors.

Water storage and garden irrigation system.

Directions

Postcode: CV36 5NQ

What3Words: ///deduced.dodging.wand

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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