

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



Knight Frank Stow-on-the-Wold
Brett House, Park Street
Stow-on-the-Wold
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Leigh Glazebrook
01451 600613
leigh.glazebrook@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

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.

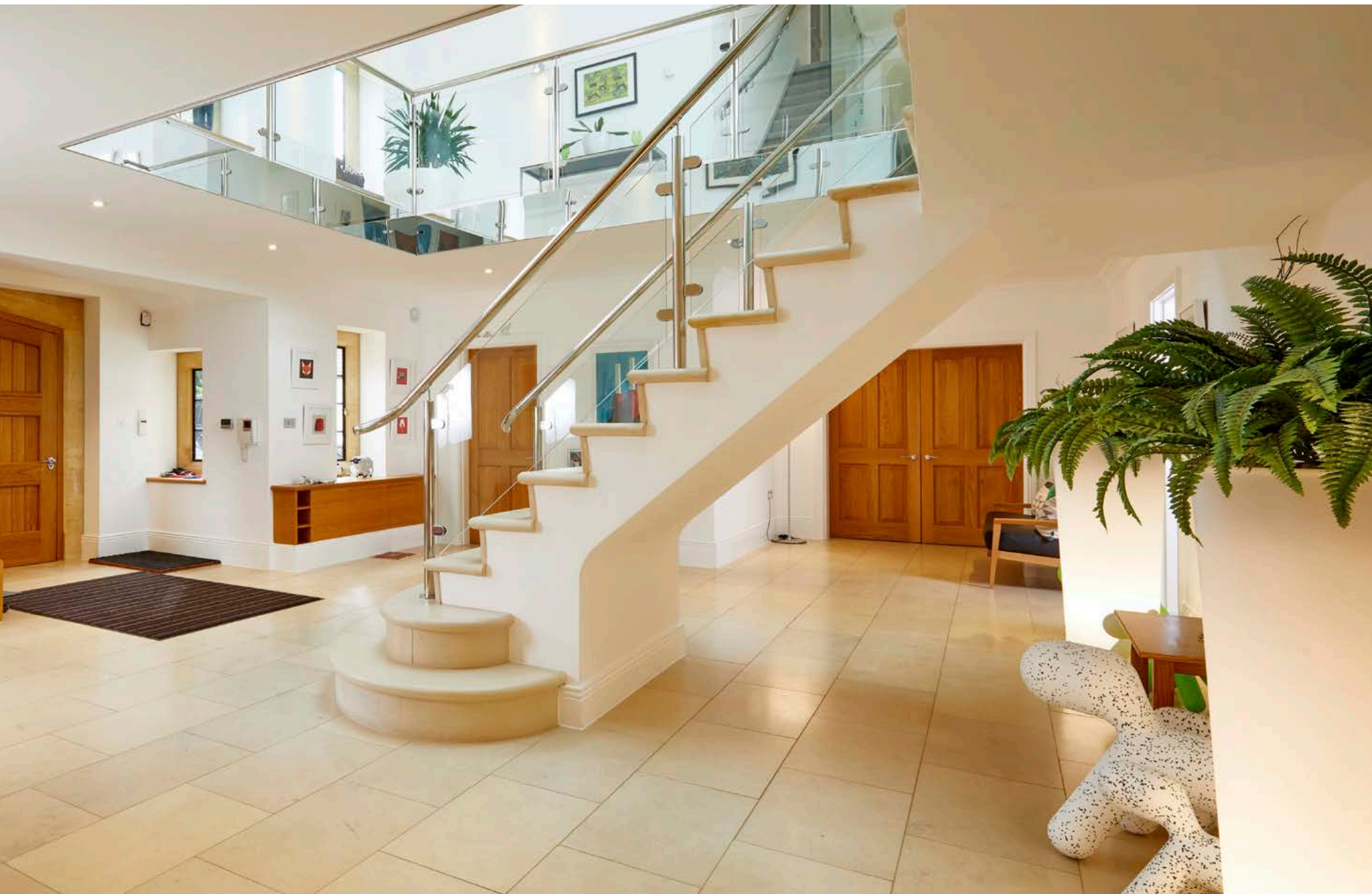
The ground floor features five reception rooms, including a spacious drawing room with a stone fireplace and wood-burning stove, opening onto the terrace and garden. The dining and sitting rooms also have double doors leading outside. Additional rooms include a study and family room with woodburning 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

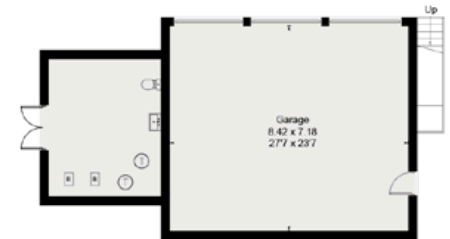
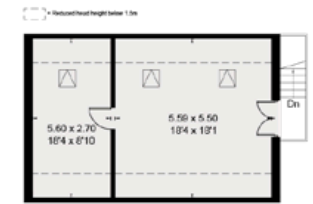
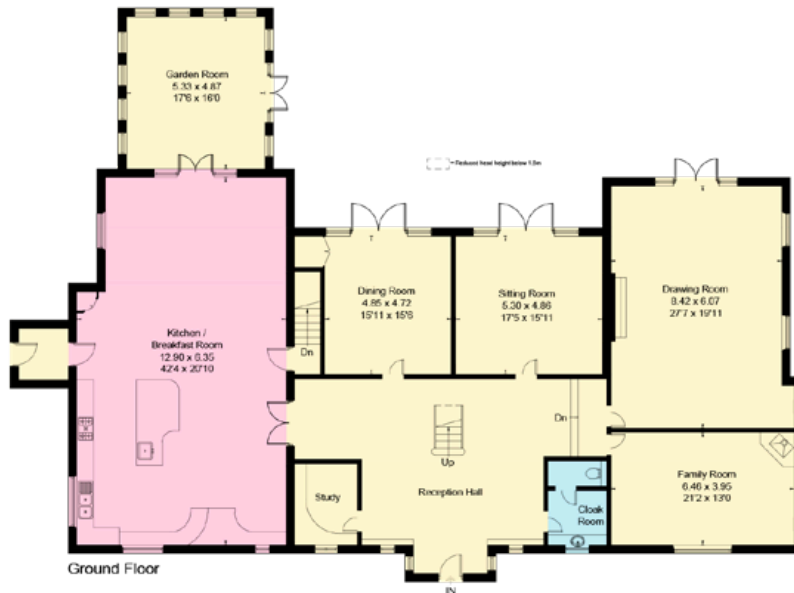
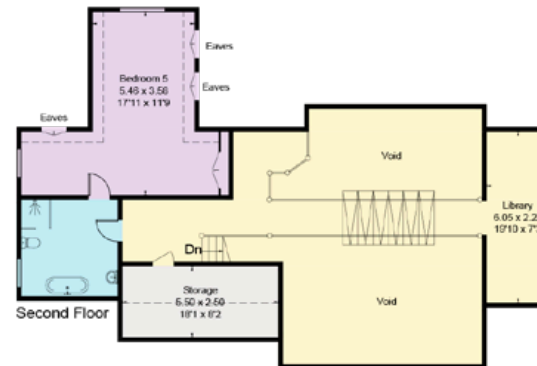
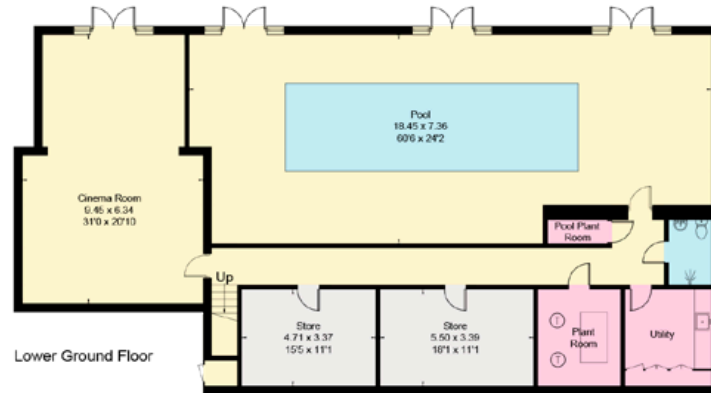
Main House: 971.5 sq m / 10,457 sq ft

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.



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Property Information

Tenure: Freehold.

Council Tax: Band H

Services: Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate Rating: Band C

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

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



