

# Windrush Farm

Nr Bourton-on-the-Water, Gloucestershire











# A stunning barn conversion with cottage and outbuildings in 17 acres.

Cold Aston 2 miles, Bourton-on-the-Water 2.5 miles, Stow-on-the-Wold 6.5 miles, Kingham 11 miles (trains to London Paddington from 70 minutes),  
Daylesford Organic 13 miles, Cheltenham 12 miles, Chipping Norton 15 miles, Cirencester 15 miles.

(Distances and times approximate).



5+1



5+1



5+1

## Summary of accommodation

**Ground Floor:** Entrance hall | Lobby | Double height reception room | Dining room | Sitting room | Kitchen breakfast room | Utility room

Farm office | Guest bedroom suite | Reception room with kitchenette/games room/entertaining room with gallery above

**First Floor:** Principal bedroom suite | Three further double bedrooms | Two en suite | Family bathroom

## Ancillary Cottage

Lobby | Living room | Kitchen | Bedroom | Bathroom | WC

## Garden and Grounds

Front and rear gardens | Triple garage | Steel framed barn | Traditional barn

Approx 16 acres of paddock land divided into eight stock-fenced paddocks, with a pedestrian right of way from the property into Cold Aston

**Windrush Farm 4,388 sqft**

**Outbuildings 5,994 sqft**

**In all approximately 17 acres**

## Situation

The property is ideally situated for easy access to both local village amenities and the larger towns of Cheltenham and Cirencester. Excellent pubs can be found in the neighbouring villages of Cold Aston and Naunton, while everyday essentials, including a supermarket, a variety of shops, pubs, and restaurants, are available in Bourton-on-the-Water, just two miles away. Further afield, Daylesford Organic is 13 miles away, and the popular Dunkertons cider farm is only 10 miles away on the outskirts of Cheltenham.

The area boasts outstanding schooling options, with primary schools in Cold Aston and Temple Guiting, and secondary education at The Cotswold Academy in Bourton-on-the-Water. Private schooling is also well catered for, with nearby options including Kitebrook, Cheltenham College, and Dean Close.

Transport links are excellent, with the A40 and M40 providing convenient road access to London. For rail travel, Kingham and Charlbury stations offer regular services to London Paddington.

The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at Naunton Downs, Broadway, and Burford. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Festival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.





## The Property

Windrush Farm enjoys a peaceful rural setting with stunning Cotswold views, close to the villages of Cold Aston and Bourton-on-the-Water. Converted from a classic Cotswold barn in 2002, the property has been more recently refurbished, the property now offers nearly 4,500 sq ft of wonderfully light and versatile living space.

A well-appointed entrance hall with a WC leads into the impressive vaulted reception room with double height window overlooking the paddock to the front, also featuring a galleried landing and a wood-burning stove. The formal dining room at the rear enjoys beautiful garden views, while a cosy sitting room with a woodburner and stone fireplace provides an intimate retreat. The kitchen/breakfast room, positioned alongside the main reception space, also benefits from lovely views. A generous utility room offers access to both the front and rear of the property, leading to a boiler room, lobby, and farm office.

A separate wing of the barn has been converted into a spacious ground-floor bedroom suite with an additional reception room and mezzanine, ideal for use as a guest suite, games room, or entertaining space.

Two staircases provide access to the first floor, where the principal suite is accompanied by three further bedrooms, one with an en suite, and a family bathroom. Additionally, an attached self-contained cottage offers a living room, kitchen, bedroom, and bathroom— currently occupied by farm staff which is ideal for guests or multi-generational living.









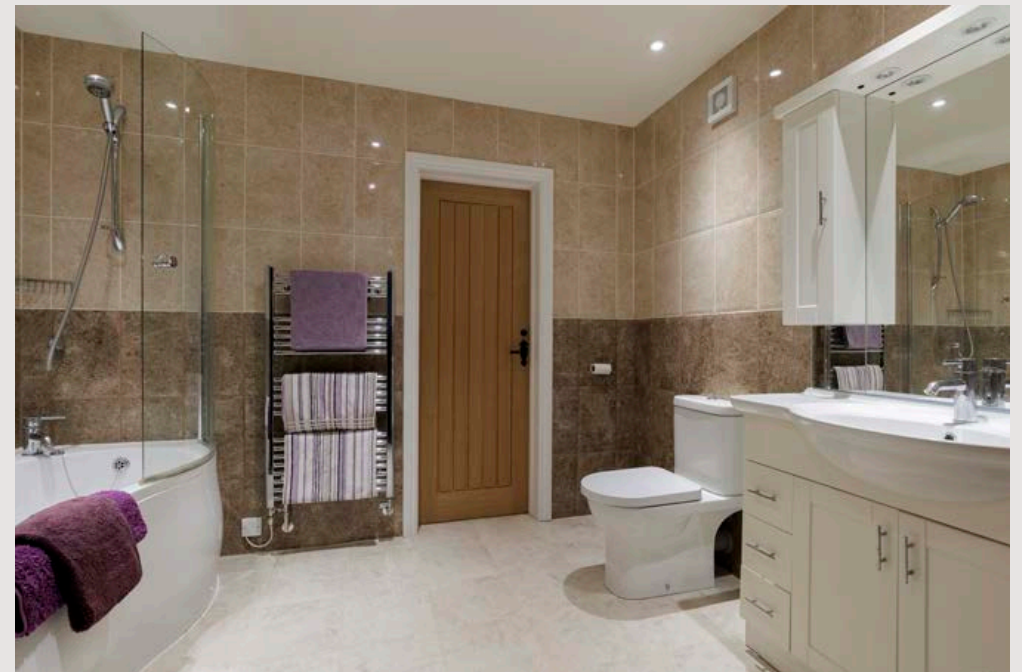




## BEDROOMS AND BATHROOMS















## Outside

Windrush Farm is approached via a private drive, with ample parking at the front overlooking the paddock. The south-facing rear garden features a terrace, lawn, vegetable garden, and mature trees and shrubs, all set against breathtaking farmland views.

The drive leads past the main house into a gated outer yard providing access to the cottage and the triple oak-framed garage, designed to accommodate long classic cars. The farmyard is accessed beyond a second set of wooden gates and is ideally equipped for a small agricultural enterprise or for easy conversion to equestrian use.

On the North side is a subdivided barn with a workshop, storage, and space for machinery, livestock, or vehicles, and to the South, a modern steel-framed barn – extended just 10 years ago, currently housing the owner's flock of prize-winning sheep. This barn has solar pv providing power for the house and a separate source of income from the National Grid.











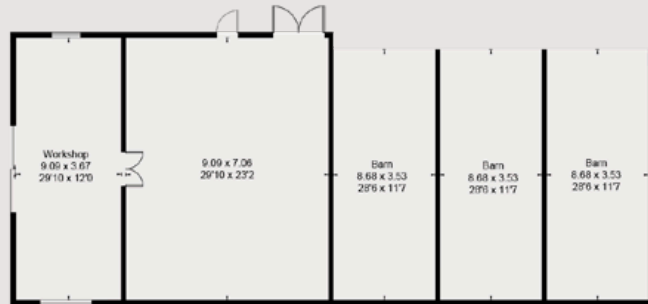
## FLOORPLANS

Approximate Gross Internal Floor Area

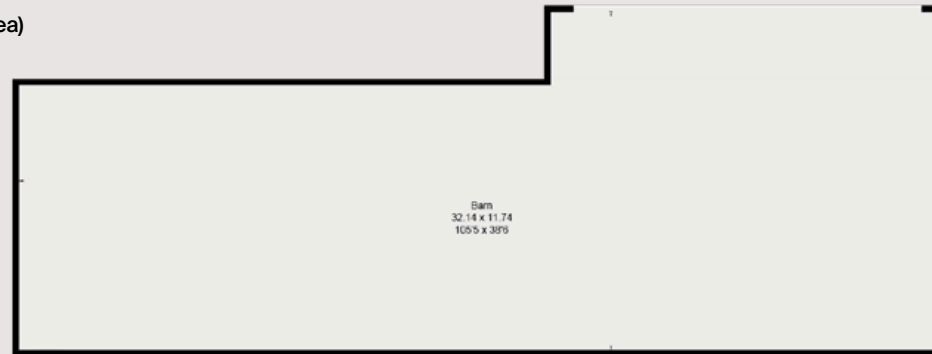
House: 407.7 sq m / 4,388 sq ft

Outbuildings: 556.9 sq m / 5,994 sq ft

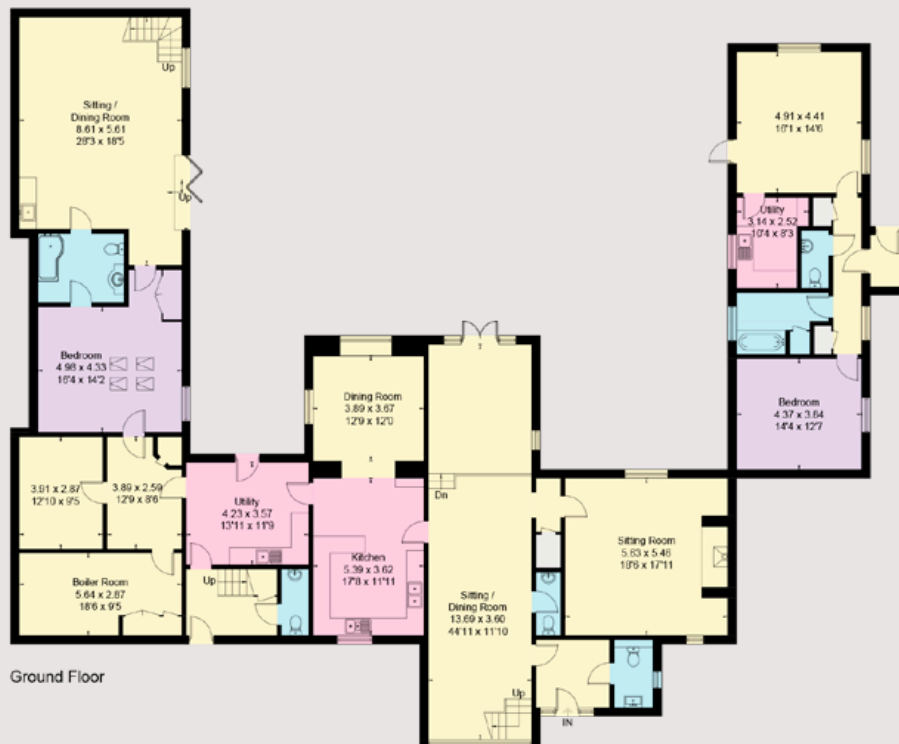
Total: 964.6 sq m / 10,382 sq ft (Including Mezzanine / Excluding Voids / Open Area)



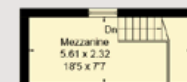
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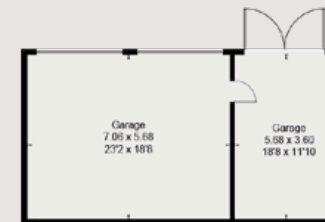
(Not Shown In Actual Location / Orientation)



Ground Floor



Mezzanine



(Not Shown In Actual Location / Orientation)



First Floor

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

**Services:**

Mains water and electricity. Private drainage.  
Oil fired central heating. Broadband - Gigaclear.

**Tenure:**

Freehold.

**Rights of Way:**

There are no public footpaths over the property although Windrush Farm enjoys a right of way across the fields at the rear which access the village of Cold Aston.

**Local Authority:**

Cotswold District Council.  
Telephone: 01285 623000

**Council Tax:**

Main house - Band G

Cottage - Band A

**EPC:**

Main house - Band D

Cottage - Band D

**Postcode:**

GL54 3BY

**what3words:**

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**Viewings:**

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







**Stow-on-the-Wold**  
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Stow-on-the-Wold  
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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 March 2024. Photographs and videos dated March 2024.

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