

The Old Stables

Hawling, Gloucestershire







A beautiful detached home with ancillary cottage, 10 acres and stunning Cotswolds views.

Guiting Power 2.5 miles, Winchcombe 4.5 miles, Bourton-on-the-Water 8 miles,
Kingham 15 miles (trains to London Paddington from 76 minutes), Cheltenham 11 miles.

(Distances and time approximate).



Summary of accommodation

Ground Floor: Dining room | Sitting room | Kitchen breakfast room | Garden room | Utility room | Cloakroom | Wine cellar

First Floor: Principal bedroom suite | Two further double bedrooms | Family bathroom.

Second Floor: Bedroom suite

Cottage

Open plan kitchen/living room | Two double bedrooms with en suite

Outbuildings

Garaging | Garden store | Log store and exercise pool room

Garden and Grounds

Gravel courtyard | Ample parking | Two acres of gardens and grounds | Over an acre of woodland | Seven acre paddock

The Old Stables 3,529 sqft

Outbuildings 1,989 sqft

In all about 10 acres

Situation

The Old Stables is situated in the beautiful North Cotswold countryside, close to the villages of Hawling, Guiting Power and Brockhampton. The house enjoys fabulous, far-reaching views across its own land and surrounding farmland in a designated Area of Outstanding Natural Beauty, with its Cotswold stone villages and beautiful open countryside of rolling hills and river valleys.

Guiting Power, just 2.5 miles away, provides a wonderful shop, café, two pubs and the Guiting Montessori nursery. More comprehensive facilities are on hand in nearby Winchcombe and Bourton-on-the Water, which both offer a range of shops, pubs, restaurants and supermarkets.

There is renowned schooling in the area, including The Cotswold Academy and several outstanding village primary schools, with a number of well known private schools nearby in Cheltenham.

Recreational opportunities for both participants and spectators abound, including the home of jump racing at Prestbury Park on the edge of Cheltenham; Premiership rugby at Gloucester; Cheltenham's annual cricket festival; golf at Naunton Downs, Cotswold Hills, Lillybrook and Broadway and access to a large network of footpaths and bridleways on the doorstep. Cultural highlights include the Cheltenham Literary, Jazz, Music and Science festivals, The Big Festival and Wilderness Festival, as well as the area's rich programme of concerts, art exhibitions and theatre productions throughout the year.





The Property

The Old Stables is a beautifully presented Cotswold stone home, set in a stunning rural location, with breathtaking countryside views. Lovingly rebuilt and extended by the current owners, the property offers spacious living accommodation in the main house, complemented by a charming guest cottage and a range of outbuildings. Brimming with character, the main house is impeccably maintained. The ground floor features generous living areas, including a spacious dining room that flows into the sitting room and garden room, both of which enjoy sweeping views over the garden and surrounding fields. The well appointed kitchen is fitted with a range of units and has the benefit of an adjoining utility room and wine cellar. A convenient cloakroom and WC complete this level.

The first floor provides three double bedrooms, including a superb principal suite with a walk-in wardrobe and en suite shower room. A family bathroom serves the second and third bedrooms. The second floor provides the large fourth bedroom, with its own en suite.





BEDROOMS AND BATHROOMS









Gardens & Grounds

The property is accessed via a gravel courtyard, offering ample car parking. Mature gardens surround the house, featuring a variety of outdoor seating areas and a summer house, all thoughtfully positioned to take in the breathtaking views of the rolling Cotswold Hills. Extending to approximately ten acres, the estate includes around two acres of gardens and grounds around the house, just over an acre of woodland and a seven acre paddock.





FLOORPLANS

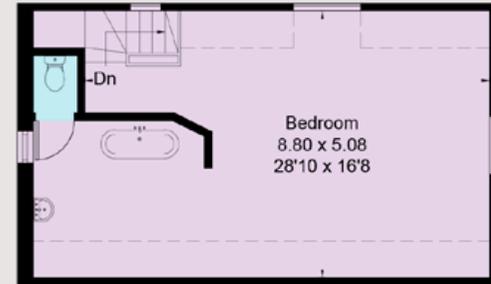
Approximate Gross Internal Floor Area

House: 327.9 sq m / 3,529 sq ft (Excluding Void)

Outbuilding: 8.4 sq m / 90 sq ft

Annexe: 194.4 sq m / 2092 sq ft

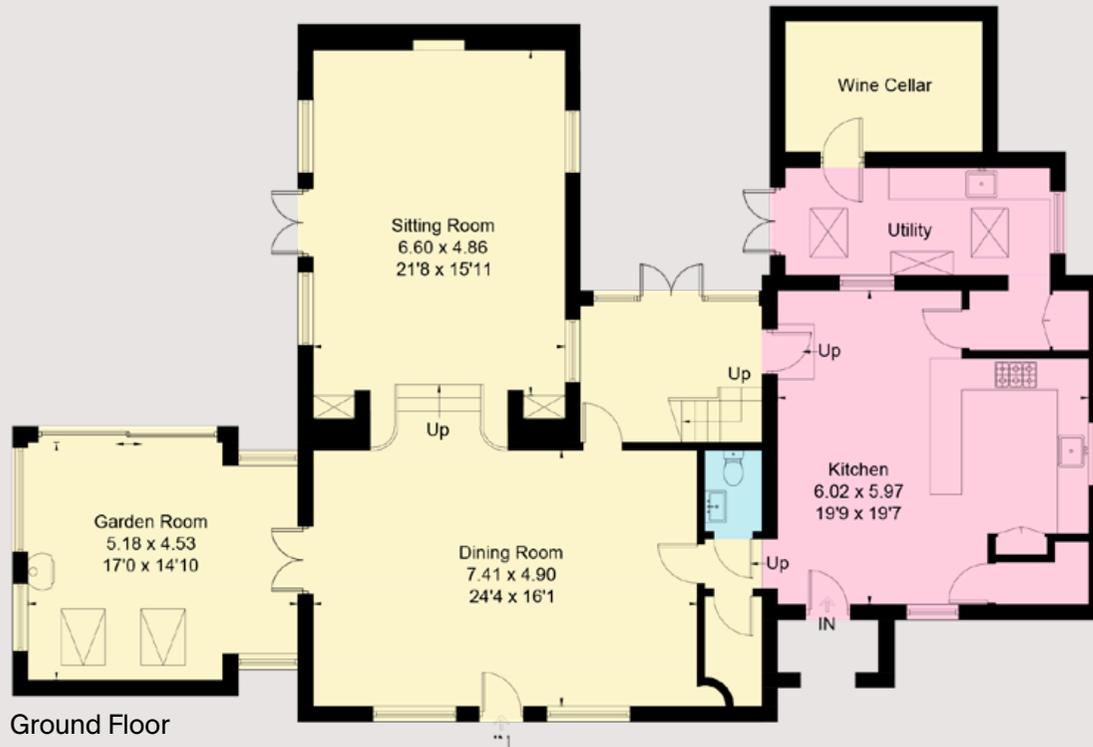
Total: 543.2 sq m / 5,846 sq ft



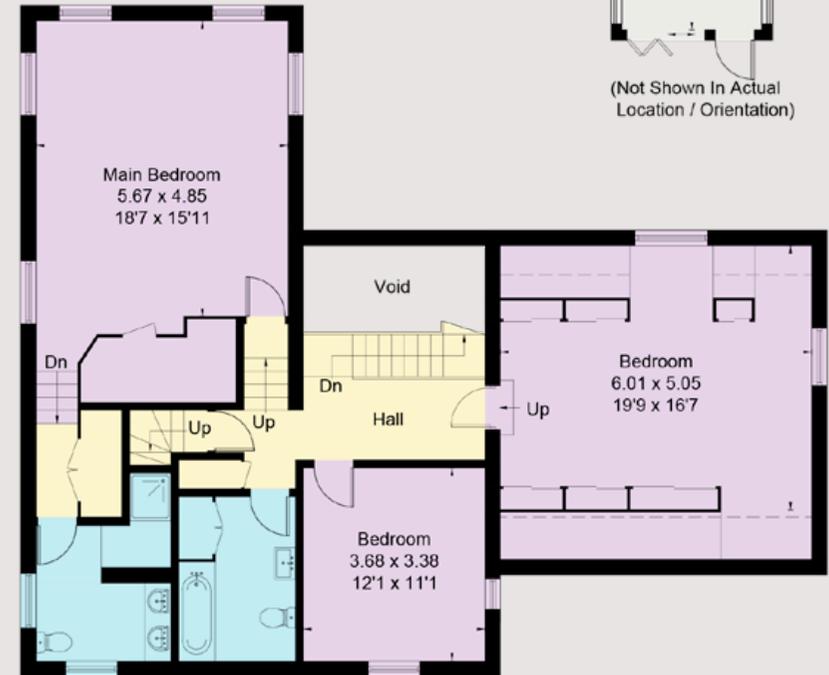
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



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. Air source central heating. Solar PV. Broadband - Gigaclear.

Tenure:

Freehold.

Local Authority:

Tewkesbury Borough Council.

Telephone: 01684 295010

Council Tax:

Main house - band G

Cottage - band C

Listing

The property is NOT listed

Postcode:

GL54 5AP

what3words:

///chop.withdraws.stale

Viewings:

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





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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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