



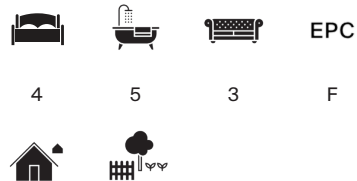
MUCKY COTTAGE

Naunton | GL54 3AY



DETACHED HOME WITH SOME OF THE FINEST COTSWOLD VIEWS.

Stow-on-the-Wold 6 miles, Bourton-on-the-Water 4.5 miles,
Moreton-in-Marsh 10 miles, Kingham 11 miles (trains to
London Paddington from 90 minutes), Cheltenham 12 miles
(Distances and times are approximate)



Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold

Guide price £1,250,000



LOCATION

Naunton is a particularly desirable village in the North Cotswolds, situated in a peaceful valley around the slopes of the River Windrush. The village offers wonderful views and is conveniently located for good access to Stow-on-the-Wold and Cheltenham. Naunton has a superb community, a Public House offering good food and real ales from the local Donnington Brewery, a village hall, Church of St Andrew, village Cricket club. Stow-on-the-Wold provides day to day amenities including a large supermarket. Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford. Schooling in the area is outstanding including Cold Aston, Temple Guiting, The Cotswold School and many other popular Cheltenham and Oxford schools. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs, Broadway and Lyneham, rugby at Gloucester and a large network of footpaths and bridleways.







MUCKY COTTAGE

Mucky Cottage is an impressive Cotswold stone home situated in an elevated position above the village. The property enjoys a generous plot of approximately $\frac{3}{4}$ of an acre with some of the best Cotswold views to the south. Further land is available by separate negotiation.

The ground floor provides generous accommodation with entrance hall, sitting room, large drawing room, kitchen/ breakfast room with utility and shower room off, plus a wrap around conservatory which enjoys views across the gardens and views beyond. Stairs lead to the first floor where a spacious principal bedroom suite is on hand complete with dressing room and en suite. A second double bedroom can be found on the first floor. The second floor offers the third and fourth double bedroom which both have the benefit of an en suite. It is worth noting that each of the bedrooms enjoy uninterrupted countryside views.





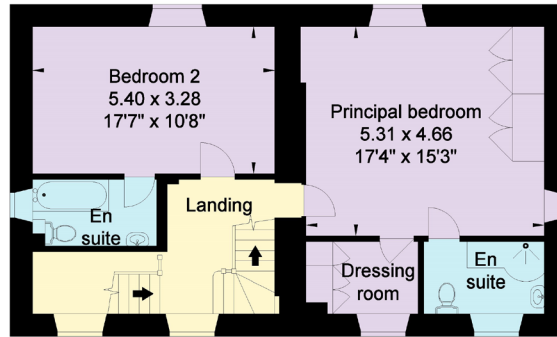


GARDENS AND GROUNDS

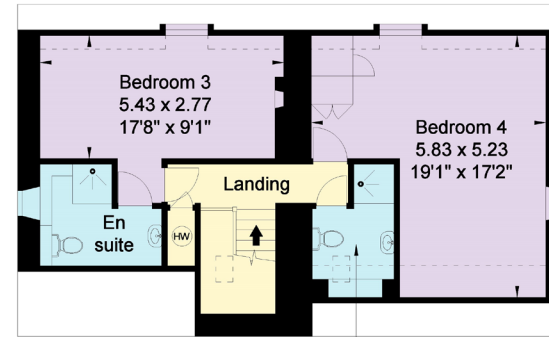
Mucky Cottage is approached over a gravelled drive with a large parking area for several vehicles along with a detached double garage. The grounds extend to $\frac{3}{4}$ of an acre in total with a large south-facing terrace and a large lawned area with a range of mature trees. A very useful stable yard is on hand with a covered walkway, four stables, tack room and open store with a further timber store. These buildings are perfect for those wishing to keep horses and further land is available by separate negotiation.



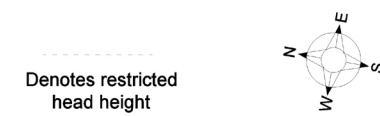




First Floor

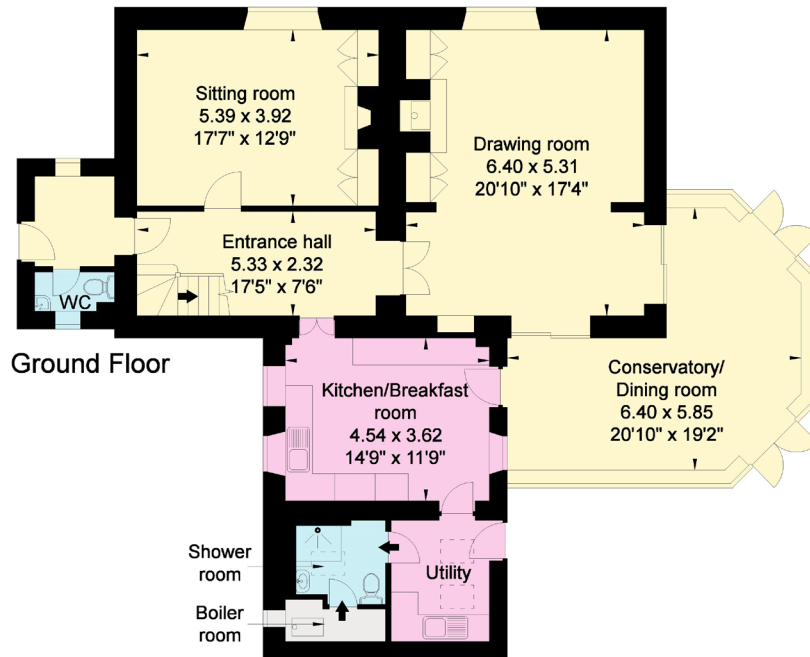


Second Floor

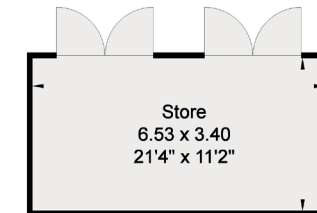
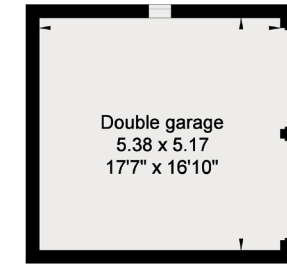
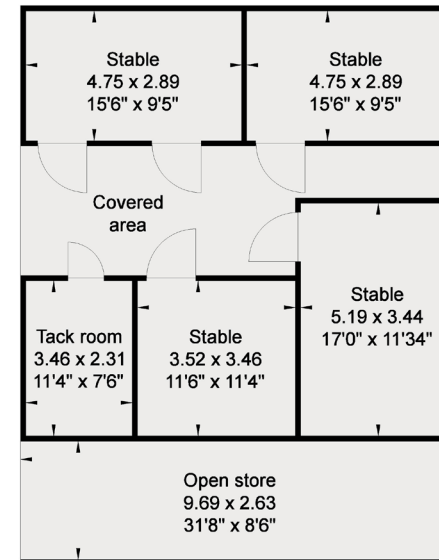


Outbuildings

Not shown in actual location / orientation



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 279 sq m (3,003 sq ft)

Outbuildings: 167 sq m (1,800 sq ft)

Total: 446 sq m (4,803 sq ft)

Mucky Cottage Naunton

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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