



FIELD HOUSE

Condicote, Gloucestershire, GL54 IES



AN EXCEPTIONAL BLEND OF MODERN LIVING WITH COTSWOLDS CHARACTER.

Field House has been thoughtfully designed by its architect owner to offer exceptional living accommodation, blending light-filled, contemporary interiors with the enduring charm of the original 1813 cottage.

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Local Authority: Cotswold District Council Telephone 01285 623000
Council Tax Band: E

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

Gigaclear broadband with up to 1GB.

Tenure: Freehold

Postcode: GL54 1ES

What3words - ///hangs.widgets.envoy

LOCATION

Condicote offers a timeless charm and a strong sense of community. Its stunning rustic setting makes it a hidden gem for anyone exploring the quieter, historic corners of the Cotswolds. The village comprises a range of wonderful Cotswolds homes centred around the historic ‘Pound’, whilst only being two and a half miles away from the Golden Triangle.

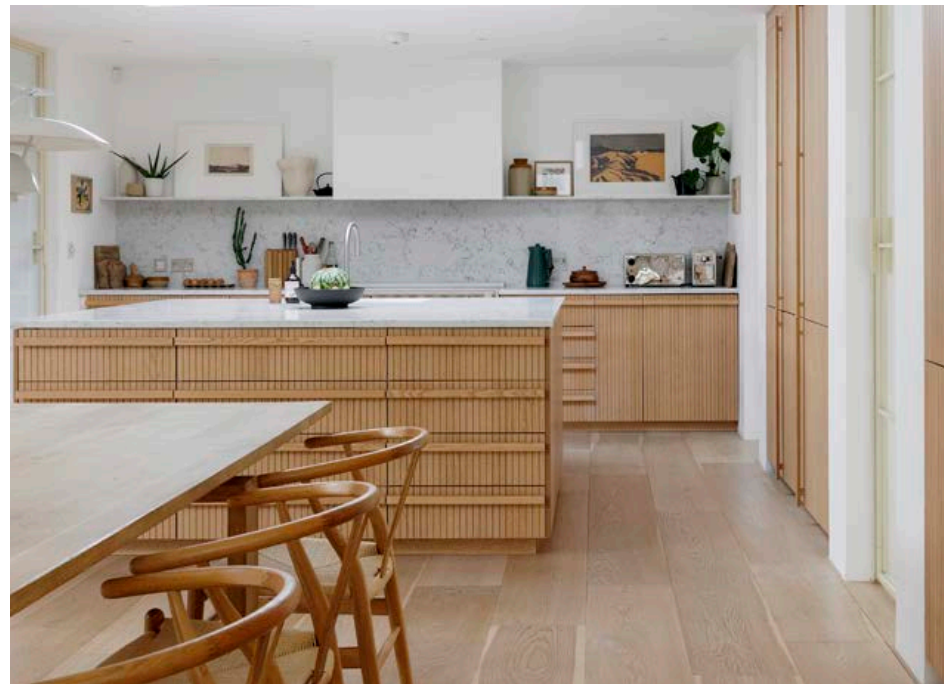
For everyday needs, nearby Stow-on-the-Wold and Moreton-in-Marsh provide a wide range of local services, including supermarkets, independent shops, pubs, and restaurants. For broader shopping, dining, and cultural experiences, Cheltenham, Oxford, and Stratford-upon-Avon are all within easy reach.

Condicote is ideally placed for families, with excellent access to a number of well-regarded schools such as Temple Guiting and Longborough Primary, Kitebrook Preparatory School, Chipping Campden School, The Cotswold Academy, and a variety of independent and state schools in Cheltenham, Oxford, and Stratford-upon-Avon.

Transport links are superb, with the village situated midway between the M40 and M5 motorways—offering convenient access to London, the Midlands, and the West Country. For rail commuters, both Kingham and Moreton-in-Marsh stations provide mainline services to Oxford and London Paddington, with the fastest journey to the capital taking approximately 76 minutes.

The North Cotswolds is rich in recreational and cultural opportunities. Cheltenham Racecourse hosts world-class jump racing events, including the prestigious Cheltenham Gold Cup. Golfers can enjoy courses at Burford, Naunton Downs, and Lyneham, while rugby fans will find top-tier matches in Gloucester. Outdoor enthusiasts will appreciate the wealth of walking, cycling, and riding routes that meander through the area’s scenic countryside. The cultural calendar is equally vibrant, with highlights such as the Cheltenham Literature Festival, The Big Festival, Wilderness Festival, and numerous concerts, art exhibitions, and theatre productions throughout the year.





DISTANCES

Stow-on-the-Wold 2.5 miles, Moreton-in-Marsh 5 miles, Kingham Station 8 miles (trains to London Paddington from 76 minutes), Chipping Norton 12 miles, Daylesford Farm Shop 7 miles, Soho Farmhouse 19 miles, Cheltenham 16 miles, Oxford 30 miles.

THE PROPERTY

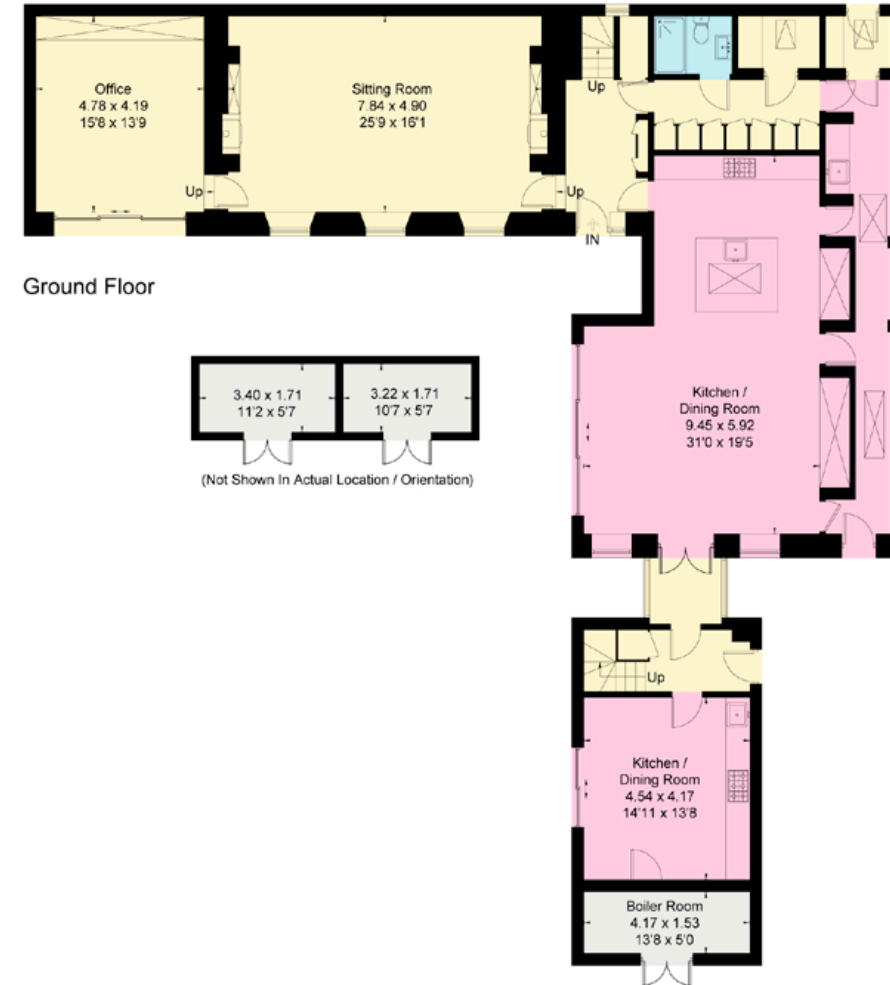
The ground floor offers generously proportioned living spaces, all oriented to enjoy views over the beautifully landscaped gardens. A spacious sitting room provides a formal reception area with feature fireplaces, while an adjoining office—ideal as a study—offers flexible use as a playroom or guest bedroom. At the heart of the home lies an impressive open-plan kitchen, dining, and living area. This modern space features a stylish kitchen with central island, a designated dining area, and a comfortable seating zone—perfect for enjoying garden views.

A rear hall serves as a cleverly designed utility corridor, incorporating ample storage and a ground floor shower room. The Cow Shed, accessed via a linking corridor from the main kitchen, provides self-contained guest accommodation complete with an open-plan kitchen/living area, and a bedroom with en suite bathroom above.

Upstairs, the first floor comprises a striking principal bedroom with vaulted ceiling, dressing room, and en suite bathroom. Two additional double bedrooms and a well-appointed family bathroom complete the upper level.

Externally, Field House is approached via timber gates, opening to a large gravel driveway with ample parking. A pathway leads through estate fencing into the main garden, which is laid to lawn and thoughtfully landscaped with mature trees, vibrant borders, and planting beds. A spacious terrace with outdoor fire provides the perfect space for entertaining and enjoying the peaceful surroundings.





Approximate Floor Internal Area = 293.2 sq m / 3156 sq ft
 Outbuildings Area = 17.8 sq m / 191 sq ft
 Total Area = 311 sq m / 3347 sq ft



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.

We would be delighted
to tell you more.

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