

# GUYS FARM

ICOMB • GLOUCESTERSHIRE











# GUYS FARM

ICOMB • GLOUCESTERSHIRE

*A handsome 5 bedroom, Cotswold stone house sitting in pretty gardens on the edge of this sought after village*

## Accommodation & Amenities

Reception Hall • Sitting room • Kitchen/Breakfast room • Dining room • Drawing room

Master bedroom suite • 4 further bedrooms • 2 further bathrooms • Landing • Attic room

Bakehouse • Double garage • Attractive mature gardens

In all about 375 sq m (4,036 Sq/ft)

**In all about 0.16 of a hectare (0.40 acres)**

Stow-on-the-Wold 3 miles • Kingham (London Paddington 86 mins) 3.5 miles

Burford 8 miles • Cheltenham 21 miles • Oxford 25 miles

London Heathrow Airport 70 miles • London 80 miles

(All distances and times approximate)



**Knight Frank LLP**

Brett House, Park Street,  
Stow-on-the-Wold GL54 1AG

Tel: +44 1451 600 610

[stowonthewold@knightfrank.com](mailto:stowonthewold@knightfrank.com)

[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the brochure.



## Oxfordshire/Gloucestershire border

Located in one of the Cotswolds' most picturesque, sought after and tranquil villages, Guys Farm enjoys a beautiful setting on the edge of the village with stunning formal gardens extending to the rear of the property.



Icomb is a quiet and secluded village yet conveniently located for the nearby market towns of Stow-on-the-Wold (3 miles) and Burford (8 miles), which provide daily shopping requirements, restaurants, recreational facilities and local schooling.

The nearby Daylesford Farm Shop (3 miles) also provides everyday and luxury items, and Soho Farmhouse is 17 miles away. In addition the larger regional centres of Cheltenham (21 miles) and Oxford (27 miles) offer a wider range of shopping, recreational and cultural facilities.



The property benefits from excellent communications with the M40 to the east providing fast access to London and the M5 to the west, making Birmingham, the North and the West Country to the south all easily accessible. There is a regular fast and direct train service, which runs from Kingham station to London Paddington, taking about 86 minutes and Oxford airport is within about 24 miles.



The area is renowned for its country pursuits and offers many recreational opportunities including racing at Cheltenham, Stratford-upon-Avon and Warwick; hunting with the Heythrop and golf at a wide variety of courses including Chipping Norton, Burford, Lyneham, Broadway and Naunton Downs. The surrounding countryside provides for plenty of fine walks and riding.



There are a number of excellent schools in the area including Kitebrook, Cheltenham College and Cheltenham Ladies College, Dean Close, Westonbirt, Bloxham, Tudor Hall and those at Oxford including the Dragon School, Magdalen College, Summerfields, St Edwards and Radley College near Abingdon.







### Description of Property

- Guys Farm is a private Grade 2 Listed property dating back to the C18 with later additions. Formerly 3 cottages and the village bakery.
- The property offers 5 bedrooms set over 3 floors and provides a feeling of light and space due to the generous sash windows throughout much of the house.
- There are an abundance of charming period features including sash, mullion and leaded windows, flagstone floors, exposed timbers, open fireplaces as well as an inglenook fireplace in the Reception Hall.
- The Drawing room is triple aspect overlooking the garden and leads through to the Dining room. There is a separate Sitting room/Snug and the Kitchen/Breakfast room and Reception Hall are separated by a stud wall and subject to planning permission would make a fantastic open plan Kitchen/Living area.
- There are 3 bedrooms on the First floor and 2 further bedrooms and a Landing/Sitting room on the Second floor.





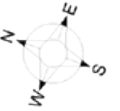






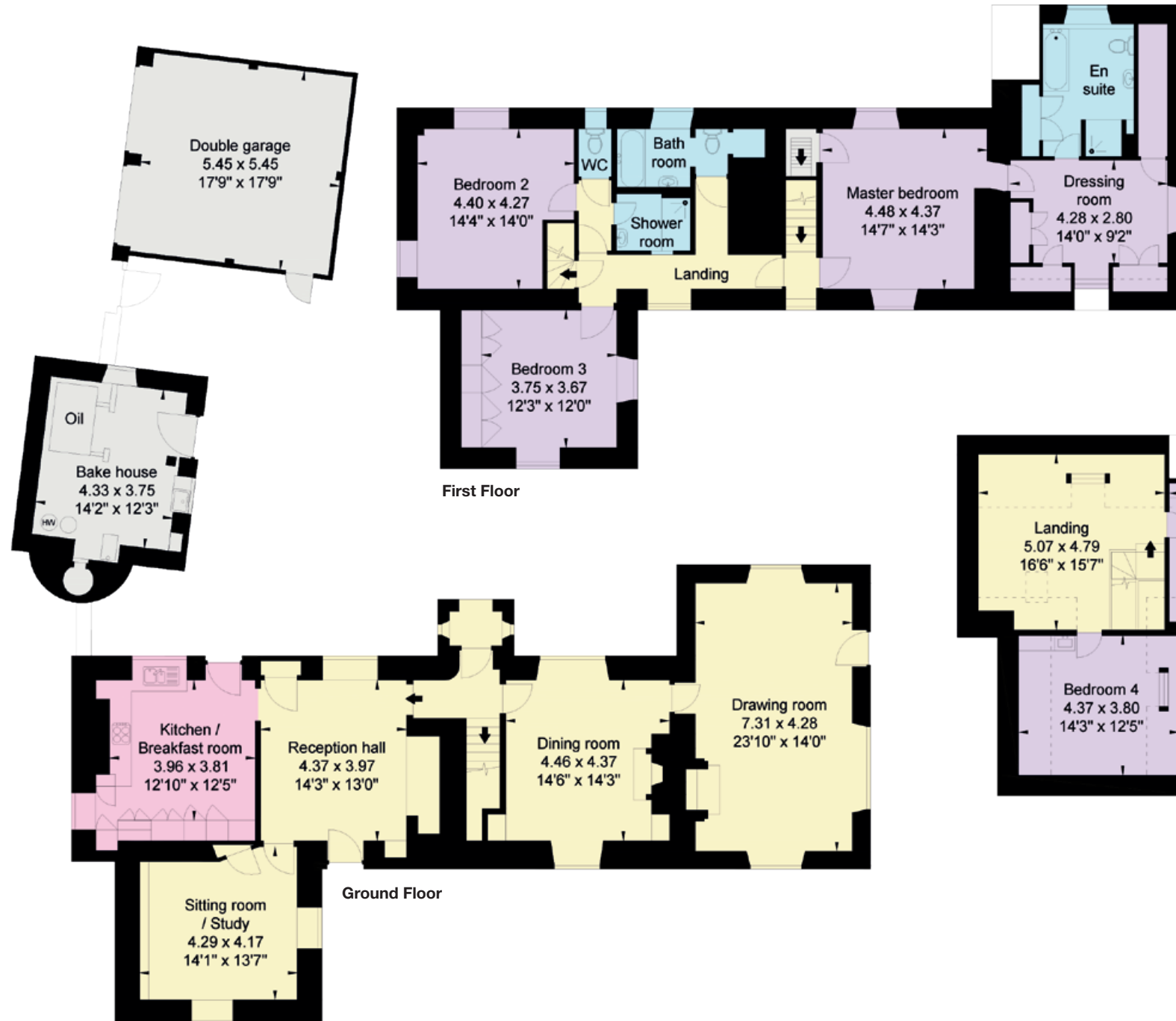






**Approximate Gross Internal Floor Area**  
House: 329 sq m (3,541 sq ft) inc Attic room  
Outbuildings: 46 sq m (495 sq ft)  
Total: 375 sq m (4,036 sq ft)

Denotes restricted  
head height





## Gardens and Grounds

- The separate Bakehouse is also Grade 2 Listed and incorporates a large projecting bread oven adjacent to the village lane.
- The gardens compliment the main house with mature herbaceous borders and a variety of Roses, climbers and a separate Double garage.

## Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

## Fixtures and fittings

All those items mentioned in these sales particulars together are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (GL54 1JD)

From Stow-on-the-Wold, take the A436 signposted to Chipping Norton. After about half a mile turn right, signposted to Kingham & Bledington, on the B4450. Immediately after crossing over the hump back bridge, turn right to Icomb. In the heart of the village, by the War Memorial, turn right at the T junction. Guys Farm is the last property on your left hand side as you leave the village.

## Terms

Tenure: Freehold with vacant possession on completion.

## Local Authority

Cotswold District Council. Telephone 01285 623000.

Council Tax Band: Band G

## Viewing

Strictly by appointment through Knight Frank.







#### Important Notice:

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).

Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 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.

VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: August 2018 Particulars: September 2018. Kingfisher Print and Design. 01803 867087.



