

# THE OLD SCHOOL HOUSE

— HAMPNETT —







# THE OLD SCHOOL HOUSE, HAMPNETT, GL54 3NN

The Old School House: Hall · Kitchen/ Dining room · Sitting room · Snug · Study  
Utility · 3 Bedrooms · 2 Bathrooms

The Old School: Living room with mezzanine · Kitchen · 2 Bedrooms · Bathroom

Gardens · Double garage · Workshop · Driveway with ample parking · Swimming pool

## A sensational village house with separate cottage in the heart of the Cotswolds

### Description

The Old School House is a fabulous quintessential Cotswold village house with two-bedroom annex cottage in the most idyllic setting in the heart of Hampnett village. Nestled down a country track, the owner has been mindful to create a welcoming and charming home which is also practical and perfectly adapted to everyday living. Careful thought and attention have been put into designing spaces which flow seamlessly whilst maintaining exceptional original features, with the interior renovations taking place under the creative flair of Kemscott Interiors and Ridge and Furrow. The clever use of colours and fabrics really bring depth and warmth to this sensational home.

The main house, also known as The Old School House is a traditional period village house

believing to date from the 17th Century with later additions.

The kitchen/ dining room is the heart of the house and a wonderful room in which to host family and friends. The dining area works beautifully for both dinner parties and everyday living. The kitchen, with impressive Mercury range cooker and bespoke joinery and fittings, offers ample work top and storage space and the tools to cook up a real feast!

The adjacent sitting room, with a window seat overlooking the garden, is a wonderful room in which to relax and is lovely and cosy in the colder months with the roaring wood burner. The snug, with stunning fireplace, is ideal for relaxing moments after a long country walk.

There is a handy utility room and a cloakroom on the ground floor and a study which could be used as a further bedroom.

Upstairs, the first floor comprises three double bedrooms, two with en suite bathrooms. All the rooms are bright and light and beautifully laid out.

The annex, also known as The Old School, provides exceptional ancillary accommodation and is bursting with charm and character. Meticulously renovated, the open plan living space works perfectly with the kitchen, dining and seating areas flowing seamlessly. The mezzanine library is a quirky and fabulous feature of the reception room. There are two bedrooms and a bathroom along the hallway.

There is an oak framed timber clad workshop to the rear of the house, alongside the double garage which provides covered parking in addition to the driveway.

The gardens are magical and wrap round the house creating different 'rooms' in which to enjoy the outdoor space, with lawned areas, an orchard, a wild meadow area and colourful herbaceous borders.

The swimming pool, in need of refurbishment, is a fabulous feature of the garden and is surrounded by a pretty picket fence.

## Location

The Old School House is superbly situated in Hampnett, a stunning village close to Northleach, surrounded by pretty Cotswold countryside.

Northleach, 1 mile away, is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an award-winning butcher, a Lynwood and Co Cafe, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and two fabulous gastro pubs.

One is spoilt for choice with the fabulous selection of idyllic Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park. Upton Smokery Farm Shop is a fabulous place to stop off for supplies along the way.

Daylesford Organic Farm Shop, 13 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, Baunton, Shipton Oliffe and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including Northleach C of E Primary School, The Cotswold School, Hatherop Castle, Kitebrook, Cheltenham Colleges, Rendcomb College, Pate's and Marling to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Northleach 1 mile  
Cirencester 10 miles  
Burford 10 miles  
Stow-on-the-Wold 10 miles  
Cheltenham 12 miles  
Kingham 15 miles (direct train to London Paddington 85 minutes)  
Kemble 16 miles (direct train to London Paddington 85 minutes)  
Oxford 25 miles*

*All distances and times are approximate*











## General Information

Tenure: Freehold.

Services: Mains water and electricity.  
Private drainage. Oil-fired central heating.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643000. Council Tax Bands G and C.  
EPC rating F and F.





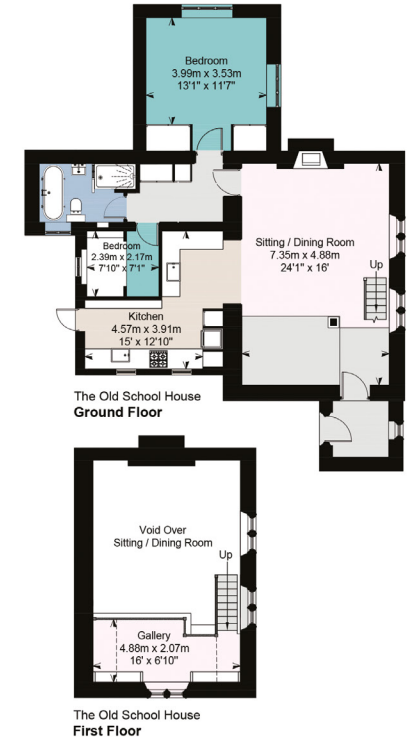
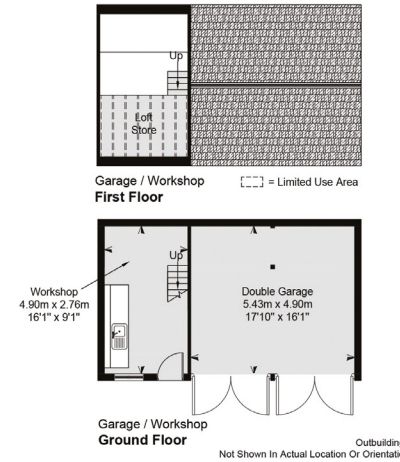
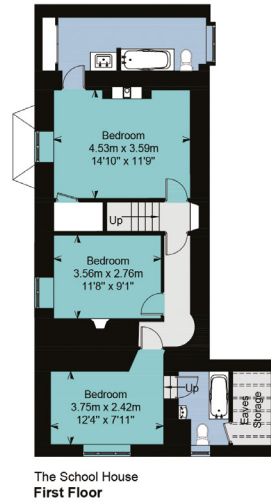
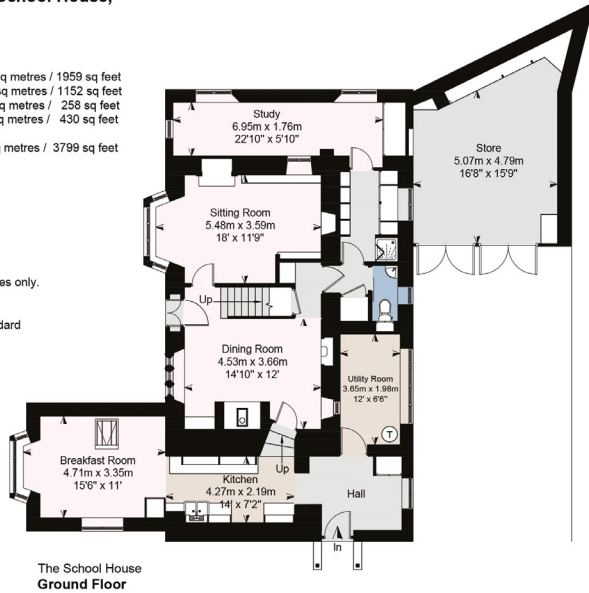


**The School House and The Old School House,  
Hampnett, Gloucestershire**

Approximate IPMS2 Floor Area	
The School House	182 sq metres / 1959 sq feet
The Old School House	107 sq metres / 1152 sq feet
Store	24 sq metres / 258 sq feet
Garage / Workshop	40 sq metres / 430 sq feet
<b>Total</b>	<b>353 sq metres / 3799 sq feet</b>

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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



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