



THE OLD SCHOOL HOUSE

UPPER SLAUGHTER, GLOUCESTERSHIRE

*Mileages. Stow-on-the-Wold 4 miles,
Moreton in Marsh 8 miles, Burford 13 miles,
Kingham Station (London-Paddington 90 minutes)
9 miles, Cheltenham 18 miles, Oxford 33 miles
(All times and distances approximate).*

AN IMMACULATE GRADE II
LISTED COTSWOLD STONE
HOUSE IN AN ELEVATED
LOCATION WITH STUNNING
VIEWS OVER THIS
QUINTESSENTIAL COTSWOLD
VILLAGE AND THE RIVER EYE

Ground Floor: Entrance hall • Reception room with dining
area • Bedroom 3/Sitting room • Shower room • Kitchen •
Utility room

First Floor: Generous landing with study area • Main
Bedroom • Bathroom • Guest bedroom

Outside: Lawned garden with terrace • Private parking for
two cars • Glorious views over the River Eye



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SITUATION & AMENITIES

Upper and Lower Slaughter are widely regarded as premier villages in the Cotswolds. Upper Slaughter is in a Conservation Area and an Area of Outstanding Natural Beauty. The River Eye meanders through the centre of the village, with its beautiful ford; it really is a special village. There are traditional Cotswold stone cottages and houses alongside the river and St Peter's Church. The privately owned, award-winning, Michelin-starred Lords of the Manor Hotel offers a bar and restaurant. Upper Slaughter is only one of 14 villages that are known as 'Doubly Thankful Villages' as all the service men returned home from the two World Wars.

Local shopping and business amenities can be found in Bourton-on-the-Water and Stow-on-the-Wold with further recreational facilities located in the larger towns of Cheltenham and Cirencester both 18 miles away. A main line station in Kingham provides a regular service to London Paddington (approx. 90 mins). Amenities

include golf at Naunton Downs, Wychwood and Burford. National hunt racing at Cheltenham, Warwick and Stratford-upon-Avon. There are excellent educational facilities in the area.

ACCOMMODATION

Ground Floor

A wooden front door leads into the Entrance Hall with a flagstone floor. Exposed Cotswold walling and windows overlooking the village ford. Double Reception Room with Cotswold stone mullioned windows, one with a seat and shutters. Generous ceiling height with exposed painted and natural wooden beams. Cotswold stone fireplace with wood burner. Space for a long dining table. Storage cupboard and bookshelves. Glazed double doors and shutters open to the garden terrace. Partly glazed wooden door with stained glass inserts leads into the Kitchen.

There is a wonderful view, attractively fitted units, ceramic sink with a Quooker water system, fridge, dishwasher, and a larder.

The Aga is set in an alcove with an extractor fan. Stone floor runs through to the Utility Room with central heating boiler, space for a fridge/freezer, washing machine and tumble drier. Back door to garden. Sitting Room/Bedroom 3 has a full height ceiling with exposed beams, a large Cotswold stone mullioned window and an excellent view over the lawn and terrace. The Shower Room has a unique stained-glass window set in the Cotswold mullioned window with shutters. Separate front door to the side. It is believed this extension was added to The Old School House in the 1980's.

First Floor

Full height landing with exposed painted beams throughout the first floor. Skylight. Master Bedroom with a range of built-in wardrobes. The Cotswold stone mullioned window frames the far-reaching views. Skylight. Bathroom with raised bath and floor lighting, washbasin with granite surrounding and cupboards below. Plantation shutters. Display ledge with spotlighting and heated towel rail. Guest Bedroom with a built in wardrobe, bookshelves, Cotswold stone mullioned window. Skylight.

Outside

The front garden is enclosed by a Cotswold stone wall with iron railings, pedestrian gate to the main front and side doors and brick laid pathway. There is off road parking for two cars on the gravelled drive, which leads to the lawned garden which is partly enclosed by a mature Cotswold stone wall. Stone steps lead up to a small sitting area, where the views down the valley are spectacular. The paved terrace to the south-west is partly enclosed by a stone wall with a small raised flower bed. It is in an ideal position for outdoor entertaining with a very special view up to the church. The LPG tank is hidden.





SERVICES

Mains water, electricity and drainage. LPG central heating. Total Control electric Aga.

Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including carpets, curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council
Trinity Road, Cirencester, GL7 1PX
Tel: 01285 623000
Email: cdc@cotswold.gov.uk





COUNCIL TAX: Band F

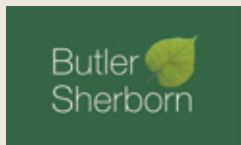
VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

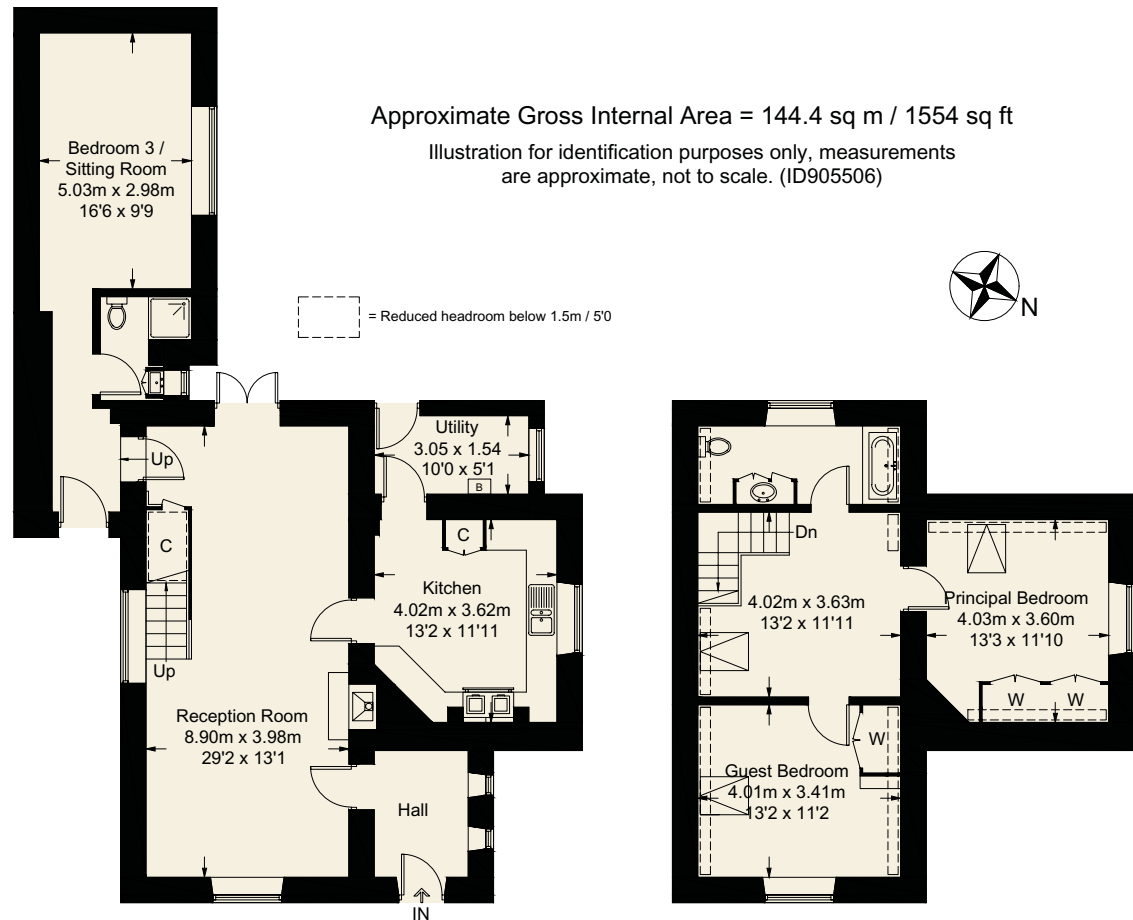
DIRECTIONS (GL54 2JF)

From Stow-on-the-Wold take the B4068, passing through Lower Swell, take the left turn sign posted to 'The Slaughters'. Take the next turning on the right signed posted to 'Upper Slaughter' (single track road), and follow the road down towards Upper Slaughter village. Follow the lane up into the The Square, for ease park here, the lane runs down to the River Eye and the ford and The Old School House is the last house on the left hand side, before the bench.

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Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID905506)

Ground Floor
92.4 sq m / 994 sq ft

First Floor
52.0 sq m / 560 sq ft

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