



THE OX BARN
NAUNTON, GLOUCESTERSHIRE

*Bourton on the Water 5 miles, Stow on the Wold
6 miles, Cheltenham 12 miles, Kingham Station 11miles
(London to Paddington in about 90 minutes) (all times
and distances approximate)*

AN ATTRACTIVE BARN
CONVERSION, IN A TRULY
PRIVATE SETTING, WITH FAR
REACHING VIEWS, ANNEXE
AND STABLES SITTING IN
6.3 ACRES.

- 6 Bedrooms, 4 bathrooms (3 en-suite),
4 reception rooms
- Detached annexe
- Garage
- Large mature garden
- Timber stable block
- Well fenced paddocks
- 6.3 acres in all



Stow-on-the-Wold Office: Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ
T 01451 830731 E helenw@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk



DESCRIPTION

The Ox Barn is a substantial Cotswold Stone family home in a beautiful setting which sits within open countryside, just under a mile to the south of the village of Naunton. The property is approached along a private drive which leads down from the village lane and through the paddocks before reaching the house.

The main house has period features throughout, and provides flexible family living with large open plan reception rooms making the most of the stunning views out over the surrounding Cotswold countryside. On the ground floor there is also the option to close off the ground floor bedroom to create a self-contained guest annex with its own access, sitting room and kitchen.

Within the garden there is a detached stone building which includes a garage and annex with an open plan living and bathroom space on the ground floor and bedroom on the first floor.

Outside the mature, landscaped gardens wrap around property and are bordered on two sides by mature broadleaved woodland providing shelter and enhancing the tranquillity of the setting. The land is currently split into 4 well fenced paddocks all of which

are sheltered by established boundary hedges and areas of more recently planted mixed woodland. A timber stable block and large parking area would be perfect for horses or other amenity uses.

SITUATION & AMENITIES

The picturesque village of Naunton is in the Cotswold's Area of Outstanding Natural Beauty, nestled within the Windrush Valley. It is predominantly comprised of a number of attractive traditional stone properties built along the river and centred on the 15th Century Parish Church, St. Andrews and the popular village pub, 'The Black Horse'. There are a number of footpaths and bridleways radiating from the village and providing a wealth of choice for the keen walker or horse rider. The village also has a cricket pitch and club. There is a shop and post office in the village of Guiting Power. Further shopping, recreational and social facilities can be found in Cheltenham along with a variety of public and private schools. The historic city of Gloucester with its magnificent medieval cathedral is 40 minutes away. Stow on the Wold and Bourton on the Water are a short drive away and offer a range of facilities, restaurants, small supermarkets and local shops.



Access to London is via the M5 or M40 motorways or by rail to London Paddington from Kingham Station, some 11 miles away.

Sporting facilities include Naunton Downs Golf Club, which is on the edge of the village. Further golf clubs are available at Broadway, Burford and Wychwood. Theatres are at Stratford-upon-Avon, Cheltenham, Chipping Norton and Oxford. Racing at Cheltenham, Warwick, Worcester and Stratford-upon-Avon. Naunton is on the border of the Heythrop, Cotswold and North Cotswold Hunts. Polo at Cirencester Park.

SERVICES

Mains water and electricity. Oil fired central heating and private drainage. 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 sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.
T 01285 623000 W cotswold.gov.uk

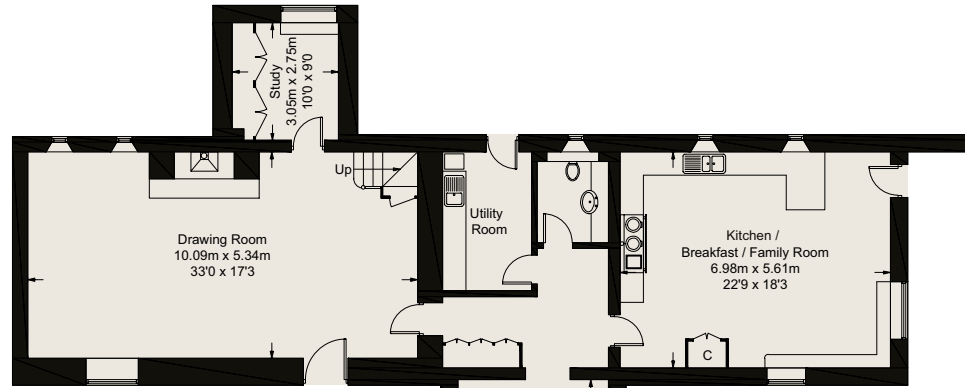
COUNCIL TAX

Band G

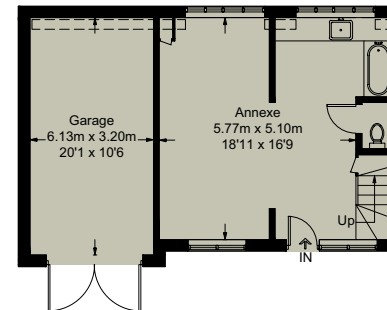
VIEWINGS

Please telephone Butler Sherborn, Stow Office T 01451 830731
or helenw@butlersherborn.co.uk





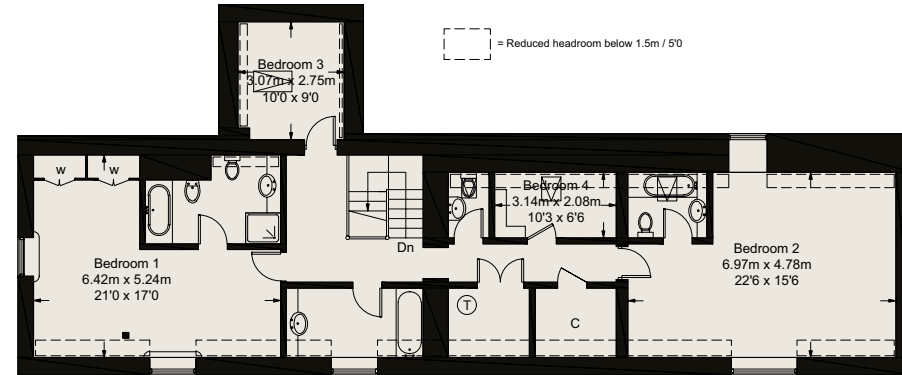
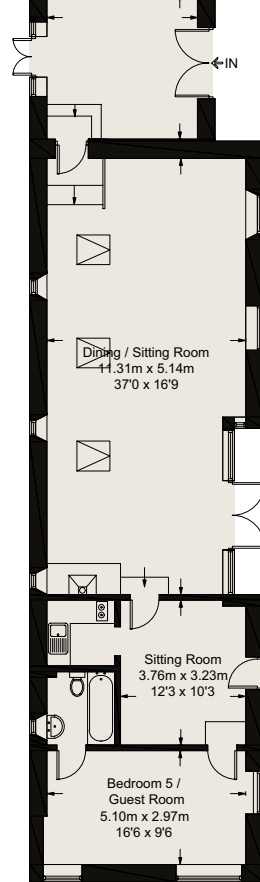
Ground Floor



Annexe Ground Floor



Annexe First Floor



First Floor

= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 365.2 sq m / 3931 sq ft

Annexe = 83 sq m / 893 sq ft

Total = 448.2 sq m / 4824 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1074671)



DIRECTIONS (POSTCODE GL54 3BD)

From the A429, take the right hand fork after Burton on the Water onto the A436, after approximately 3 miles take the right hand turn signposted Aylworth, then turn immediately right down the lane with a sign for a ford. After just over half a mile the driveway leading down to The Ox barn will be in your left hand side marked by a white stone.

what3words: populate.rifled.bunkers



DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: April 2024. Particulars written: May 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



www.butlersherborn.co.uk

