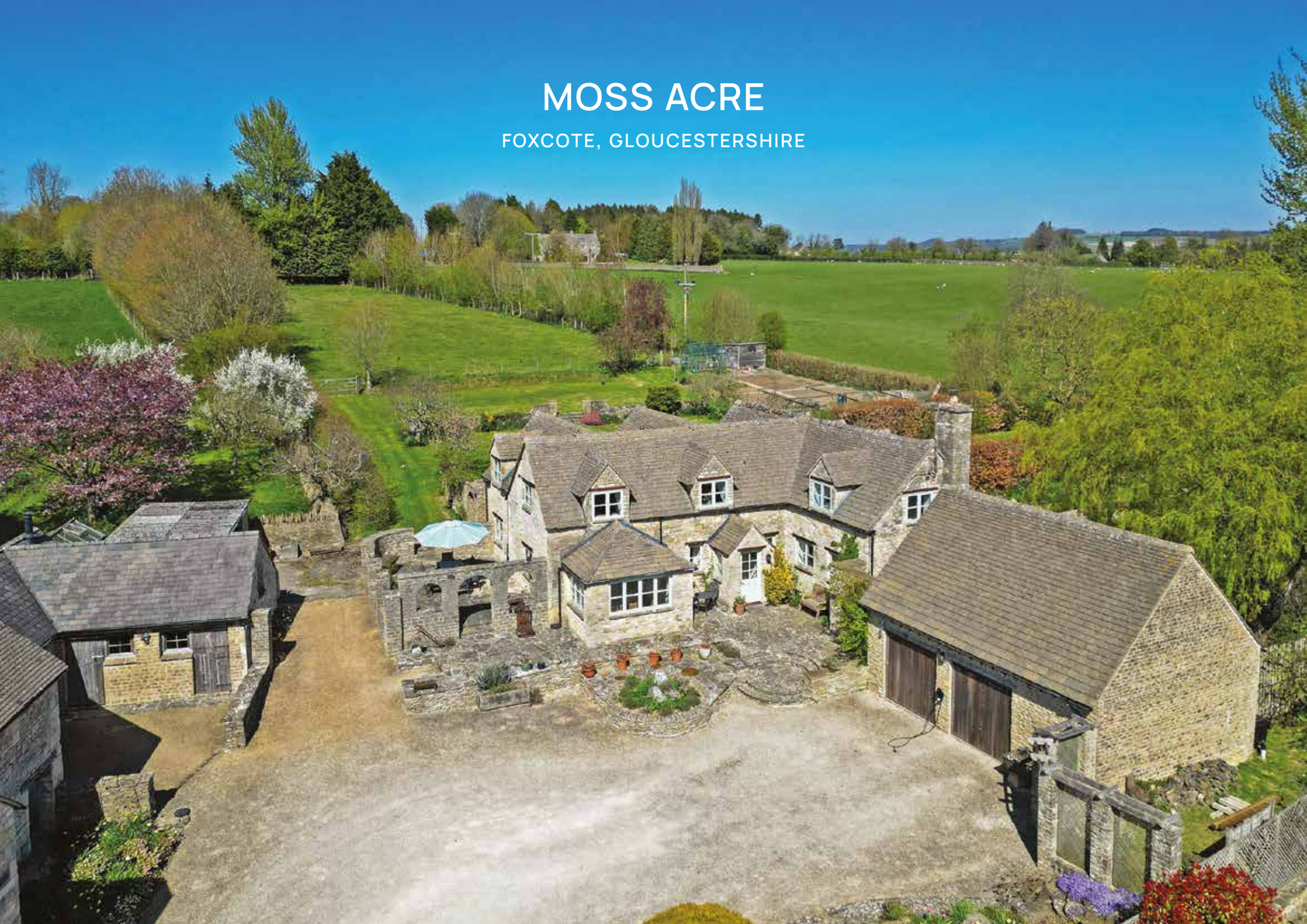


MOSS ACRE

FOXCOTE, GLOUCESTERSHIRE





Moss Acre

Foxcote, Gloucestershire

An attractive family home in a rural hamlet, with studio barn, garaging, landscaped gardens and paddock. In all about 1.2 acres.

For Sale Freehold

GROUND FLOOR

Reception Hall • Sitting Room • Dining Room • Kitchen Breakfast Room • Utility Room • Boot Room • Study • Cloakroom

FIRST FLOOR

Main Bedroom with Dressing Room and Shower Room • Bedroom 2 with Shower Room
Bedroom 3 • Bedroom 4 • Shower Room and Bedroom 5 • Family Bathroom

OUTSIDE

Detached Double Garage and Store with Gym above • Studio Barn with Cloakroom and Store • Log store

Andoversford 1.6 miles, Cheltenham 6 miles, Cirencester 12 miles, Oxford 36 miles, Cheltenham Spa Station 7 miles (Bristol Temple Meads and Birmingham New Street from 38 minutes) Kingham Station 21 miles (London, Paddington from 76 minutes)
(All distances and times are approximate)

The London Office

40 St James's Place,
London, SW1A 1NS

T 0207 839 0888
E enquiries@tlo.co.uk

www.tlo.co.uk



Cirencester Office

43/45 Castle Street, Cirencester
Gloucestershire, GL7 1QD

T: 01285 883740
E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk





DESCRIPTION

Moss Acre is a handsome south facing Cotswold stone property in a wonderful setting on a no-through lane in this sought after rural hamlet. Built in a traditional Cotswold style and extended over the years, it has a light and airy living space arranged over two floors suited to family living and entertaining. On the ground floor an entrance hall leads to a dining room, sitting room with wood burner and a sunny kitchen breakfast room with AGA. Upstairs the main bedroom suite with a dressing area and shower room is complemented by four further double bedrooms (one en-suite) a shower room and a family bathroom. The house has been well maintained and now offers potential to be updated by a new owner. Outside the outbuildings offer scope for a variety of uses including a double garage with room above which is currently used as a gym but could serve as a home office if required and the studio barn with wood burner has annexe potential, subject to any necessary consents. The gardens and grounds are a particular feature of Moss Acre with a sweeping level marquee lawn to the rear adjoining a small paddock and more formal areas to the east side of the house with countryside views and a terrace to the west side suited to evening summer entertaining.



SITUATION & AMENITIES

Foxcote is a small rural hamlet which lies at the end of a no-through lane between the popular Cotswold villages of Dowdeswell and Andoversford, surrounded by magnificent rolling countryside it is in an area designated as being of outstanding natural beauty. Nearby Andoversford offers a primary school (Ofsted : good), pub, village shop and a post office.

The Regency town of Cheltenham is about 6 miles to the west and offers a wide range of shops, along with theatres and a cinema. The town hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food and jazz, science and literary festivals.

Despite its quiet rural location, Foxcote is very accessible, being within 2 miles of the A40 which links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network, whilst the nearby Fosseyway (A429) gives excellent north/south access to Stow on the Wold and the Midlands, Cirencester, and beyond. Cheltenham Spa Station (7 miles). The M5 J11A also provides access to the south and Birmingham. Airports at Birmingham, Bristol and Heathrow.

Education in the area is excellent with several good primary schools nearby, it is within the catchment area and on the school bus route for The Cotswold School (Ofsted: outstanding and Sunday Times Comprehensive School of the Year South West in 2025) and Pates Grammar (Ofsted : outstanding) in Cheltenham. Private schools within easy reach include Cheltenham College and Cheltenham Ladies, St Edwards and Dean Close as well as Rendcomb College and Hatherop Castle.



SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Gigaclear super-fast broadband is connected to the property. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars, the carpets, curtains, blinds and light fittings are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

TENURE

Freehold

ACCESS

The tarmac approach to the driveway is shared with two neighbouring properties.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.
W: cotswold.gov.uk

COUNCIL TAX: Band G

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. There is a foot path which crosses the paddock.

EPC

Band D

VIEWINGS

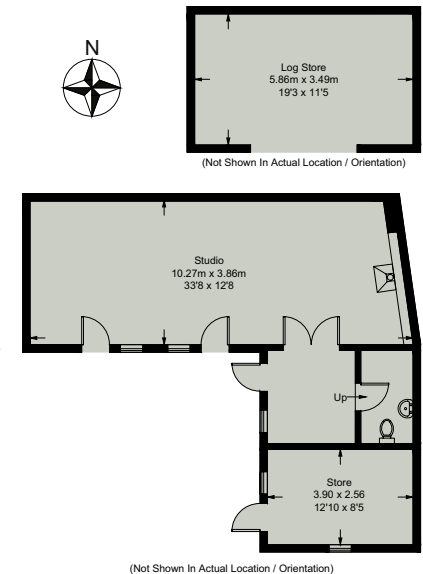
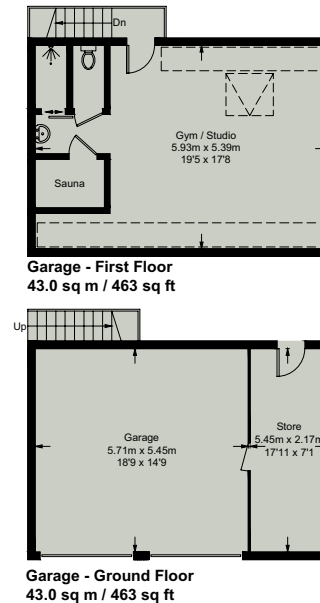
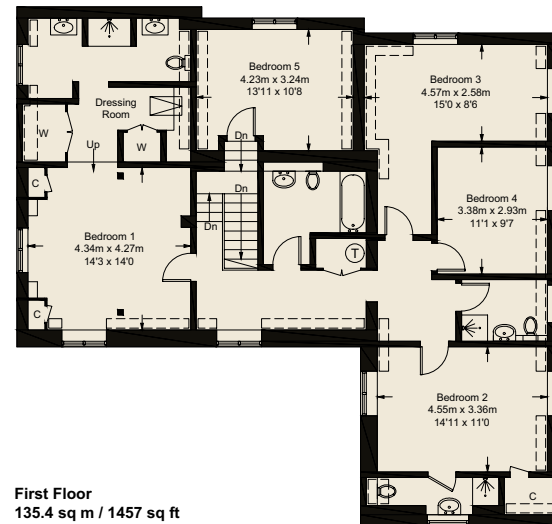
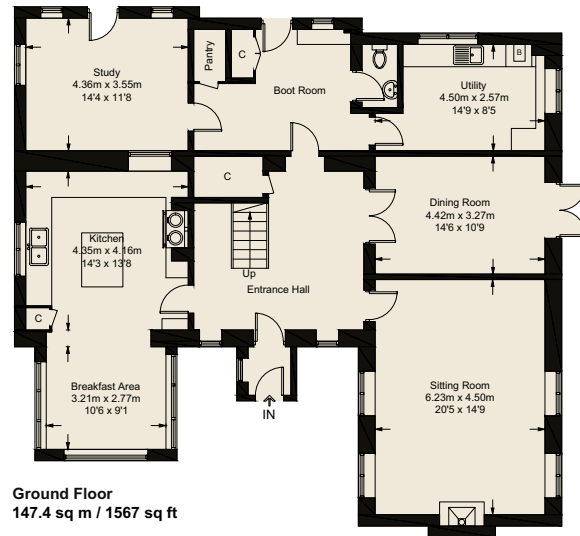
By appointment only. Please telephone Butler Sherborn, Stow on the Wold Office T 01451 830731 or Cirencester T 01285 883740. The London Office T 0207 839 0888.
E @butlersherborn.co.uk or stow@butlersherborn.co.uk

DIRECTIONS (GL54 4LP)

Drop down into the hamlet and take the first turning to the left. Follow the lane, passing Dovecote House on your right. The gates to Moss Acre will be on the left.



Moss Acre, Foxcote, Nr. Andoversford, Cheltenham, GL54 4LP



= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 282.8 sq m / 3024 sq ft

Outbuildings = 166.0 sq m / 1787 sq ft

Total = 448.8 sq m / 4811 sq ft

(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1181734)

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2025. Particulars written: April 2025. Brochure by wordperfectprint.com



