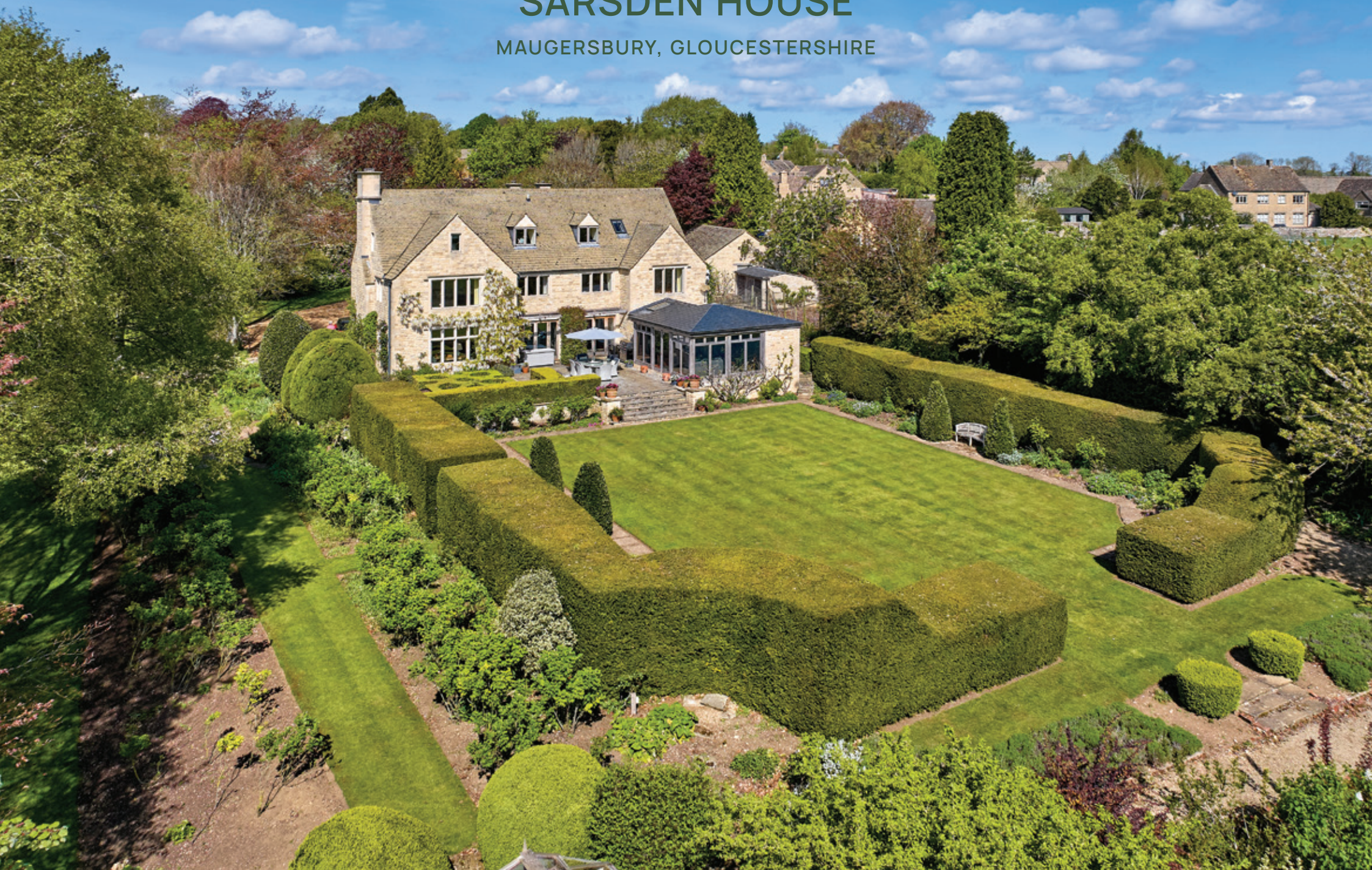


SARSDEN HOUSE

MAUGERSBURY, GLOUCESTERSHIRE





Sarsden House

Maugersbury, Gloucestershire, GL54 1HR

A beautifully presented Cotswold home with landscaped gardens and paddock, offering exceptional countryside views, set in the popular village of Maugersbury.

MAIN HOUSE

Reception hall • Cloakroom • Drawing room • Large kitchen/breakfast/dining room • Pantry • Utility room

Master bedroom with dressing room and shower room • Guest bedroom with shower room
Three further double bedrooms • Two bath/shower rooms

GUEST ANNEXE

Adjoining self-contained guest annexe with two bedrooms, sitting room, kitchen and shower room

OUTSIDE

Landscaped garden and orchard/paddock extending to c3 acres • Double garage and ample parking

The London Office

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

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

www.tlo.co.uk



Stow-on-the-Wold Office

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ

T: 01451 830731
E: stow@butlersherborn.co.uk

www.butlersherborn.co.uk



DESCRIPTION

Originally constructed in 1974, Sarsden House was wholly rebuilt by its present owners in 2012 to provide a spacious family home with flexible accommodation and modern amenities.

Approached via a sweeping gravel driveway, the property features a large reception hall, an impressive open-plan kitchen and dining area with far-reaching views over the garden and fields and a spacious triple-aspect drawing room with open fireplace.

The first floor offers a generously proportioned master bedroom with dressing room and shower room, a guest room with adjoining shower room and a further double bedroom with family bathroom. All rooms enjoy views over the garden and countryside.

On the second floor there is a further double bedroom, a study/bedroom, a shower room, a large storage room and a studio/bedroom offering further accommodation options for guests/staff.



The property also includes an adjoining two-bedroom annexe with sitting room (currently used by the present owners as a TV room), a kitchen and shower room. The annexe is accessible from both the ground and first floors and has its own entrance.

Located on the southern edge of the village, the house enjoys stunning views of the Evenlode valley and benefits from Mangersbury's peaceful setting, just 5 minutes walk from Stow and offering access to a range of everyday and boutique shopping. The grounds are predominantly laid to lawn and feature an array of specimen trees, shrubs and vibrant flower borders that create an impressive backdrop of colour.

The terrace at the rear of the house offers ample space for entertaining and is bordered by an evergreen parterre and hedging. To the rear of the property, there is a vegetable and soft fruit garden as well as double garage, gardener's wc and storage sheds.



OUTSIDE

Located on the edge of the village and is set within approximately three acres of established, beautifully landscaped gardens and paddock. Predominantly laid to lawn, the grounds feature an array of specimen trees, shrubs, and vibrant flower borders that create a stunning display of colour. Directly in front of the house, there is a terrace, and a charming parterre adorned with elegant box hedging. Double garage with a workshop, gardeners w/c and storage shed.



Towns

Stow-on-the-Wold 0.6 miles
Chipping Norton 8.7 miles
Cheltenham 19.5 miles



Pubs

The Old Butchers 0.5 miles
The Fox 2.5 miles
The Wild Rabbit 5 miles



Schools

The Cotswold School 4 miles
Kitebrook School 7.5 miles
Cheltenham College 19.5 miles



Train stations

Kingham 4 miles
Banbury 20.5 miles



Members Clubs

Daylesford Organic Shop & Spa 3 miles
Soho Farmhouse 16.8 miles.
Estelle Manor 24.1 miles



SERVICES

Mains water and electricity. Private drainage (septic tank), Calor gas for Aga, (Broadband available in the village and Integra network). No tests on 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 curtains, garden ornaments and statues are excluded.

LOCAL AUTHORITY

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

COUNCIL TAX: Band H

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



Annexe



Annexe



Annexe



Annexe



DIRECTIONS (GL54 1HR)

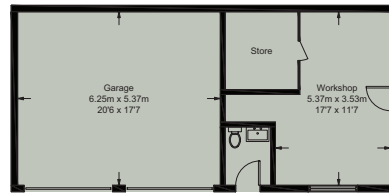
Before leaving Stow-on-the-Wold turn right at the bottom of Park Street signposted Mangersbury, at the triangle go straight over, the drive to Sarsden House will be found in front of you between two stone pillars after 200 yards.

What3words: ///agrees.successor.panoramic

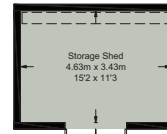
Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon 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: January 2025. Particulars written: April 2025. Brochure by wordperfectprint.com



- Main House
- Annexe
- Outbuildings



(Not Shown In Actual Location / Orientation)



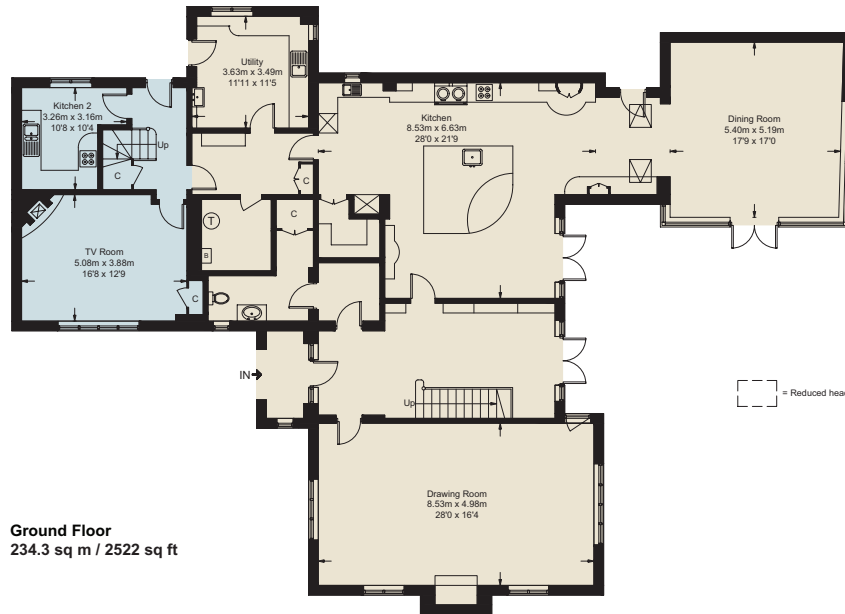
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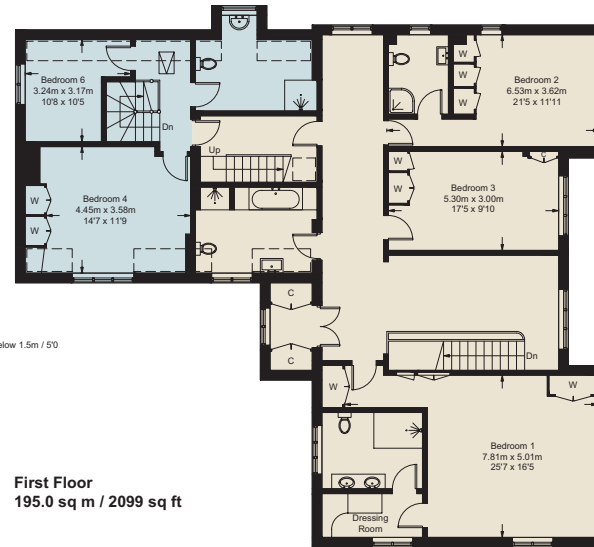
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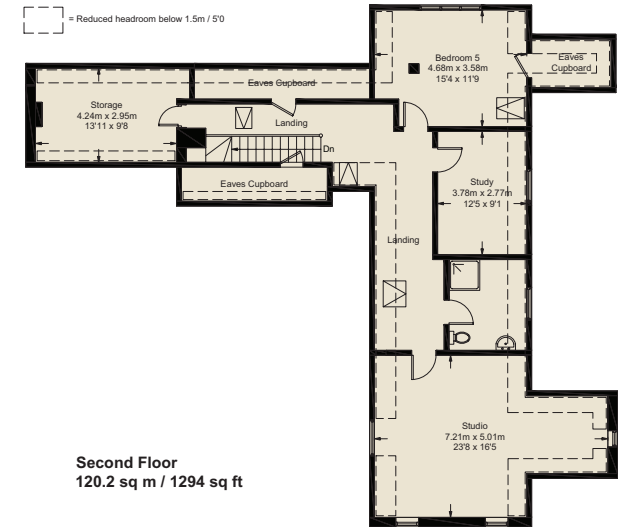
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
69	74	



Ground Floor
234.3 sq m / 2522 sq ft



First Floor
195.0 sq m / 2099 sq ft



Second Floor
120.2 sq m / 1294 sq ft

Approximate Gross Internal Area = 549.5 sq m / 5915 sq ft
 Outbuildings = 77.6 sq m / 835 sq ft
 Total = 627.1 sq m / 6750 sq ft
 (Including Eaves Cupboards & Excluding Log Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1162174)





SARSDEN
HOUSE

Butler
Sherborn