

# THE DOWER HOUSE

TODENHAM, GLOUCESTERSHIRE







# The Dower House

## Todenham, Gloucestershire

An Imposing Grade II Listed home with outbuildings and tennis court  
on the edge of the village of Todenham

### GROUND FLOOR:

Entrance hall • Kitchen/breakfast room • Dining room • Drawing room • Snug • Boot room • Garden Room  
Cellar • Cloakroom • Utility room • Study

### FIRST FLOOR:

Principal bedroom with adjoining bathroom • Two double bedrooms • Single bedroom and family bathroom

### SECOND FLOOR:

Two double bedrooms and family bathroom

### OUTSIDE:

Detached stone barn with , potting shed, workshop, stable and first floor loft and studio • Large enclosed garden with Tennis court

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## DESCRIPTION

The Dower House is an attractive Grade II listed property situated on the edge of the popular village of Todenham. Dating back to 1717, the house was originally built as the Dower House to the neighbouring Todenham Manor.

Accommodation is arranged over three floors, offering generous living space. The ground floor features several well-proportioned reception rooms, with stairs leading down to a large, usable cellar. On the first floor, there is a spacious principal bedroom and three additional bedrooms, while the second floor provides two further double bedrooms.

Having been well maintained by the current owners, The Dower House would now benefit from some internal modernization, offering an exciting opportunity to create a more modern family home.

Outside, the property boasts a large, established rear garden bordered by mature trees, as well as ample parking with a turning circle centred around a historic Mulberry tree. An impressive walled garden sits adjacent to a detached stone barn, which (subject to





the necessary planning permissions) offers potential for a range of uses. The grounds also include a tennis court.



### Towns

Stow-on-the-Wold 8.0 miles  
Moreton in Marsh 3.2 miles  
Shipston on Stour 3.8 miles



### Pubs & Eateries

The Farriers Arms, Todenham (re-opening)  
Pit Kitchen, Todenham  
Todenham Manor Farm Shop



### Schools

Kitebrook School 4.4 miles  
Sibford School 11.0 miles  
Kingham Hill School 8.9 miles  
Bloxham School 14.8 miles



### Train station

Kingham 11.3 miles  
Moreton in Marsh 3.2 miles



### Members Clubs

Daylesford Organic Shop & Spa 9.7 miles  
Soho Farmhouse 15.6 miles.  
Estelle Manor 22.7 miles

## SERVICES

Mains water and electricity. Mains drainage. BT Broadband. Gigaclear ready for connection. Oil fired central heating.

(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 are not included. Some items 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.

## LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester  
GL7 1PX Tel 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## COUNCIL TAX BAND G

## EPC G

## VIEWING

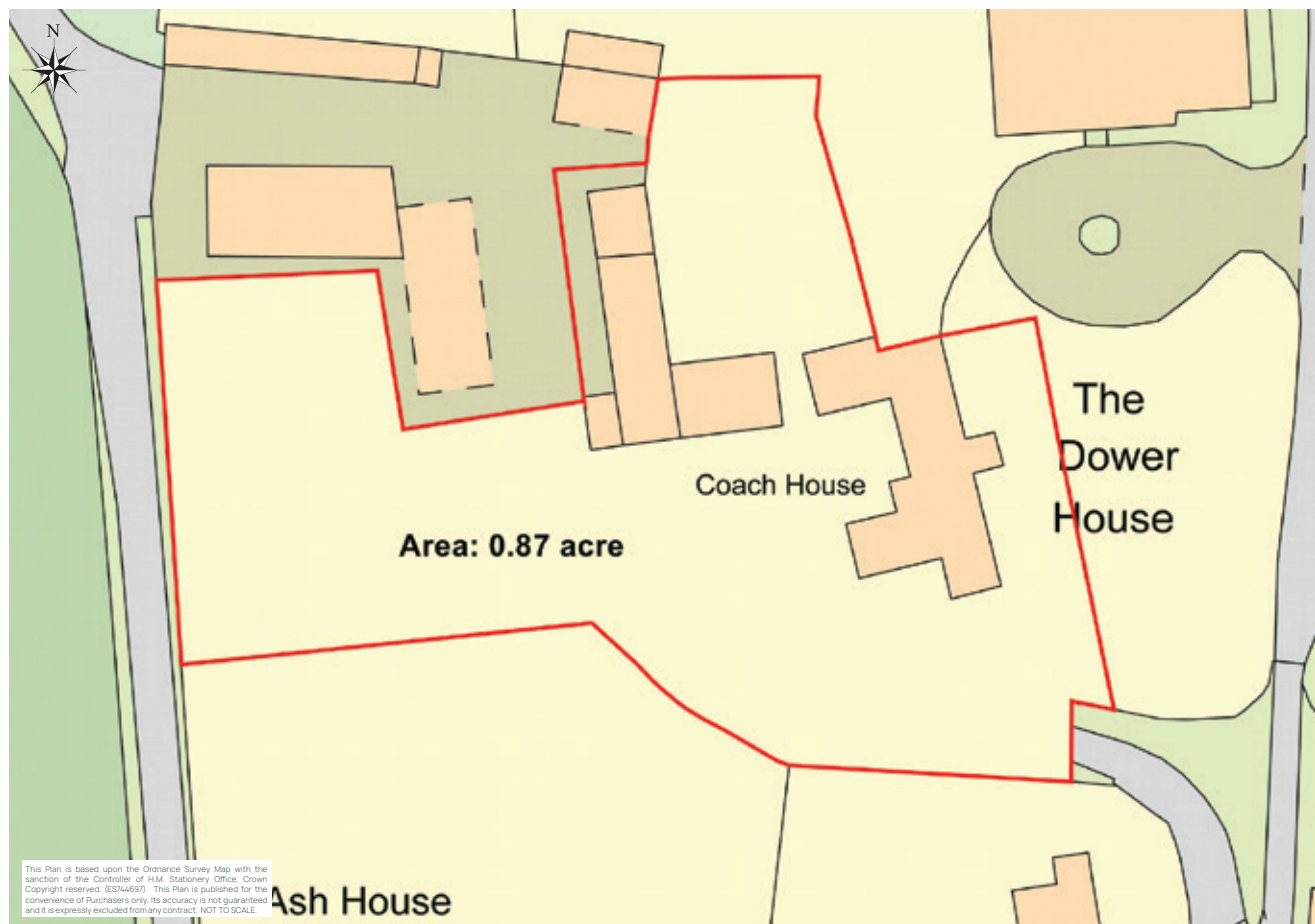
Please telephone Butler Sherborn, Stow on the Wold Office  
T 01451 830731, [E.ben@butlersherborn.co.uk](mailto:E.ben@butlersherborn.co.uk)

## DIRECTIONS (GL56 9PE)

Leaving Moreton in Marsh on the A429 (Fosse Way), take the first turning on the right onto Todenham road, this will bring you straight into the village.

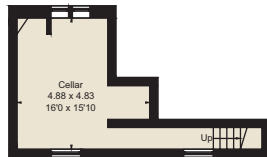
Keep driving through the village and take the left hand turn just before the church (sign says private road) after approximately 100m turn left just before the main gates to Todenham Manor and the drive will bring you round to The Dower House.

**What3words:** ///originals.spoiler.daunting

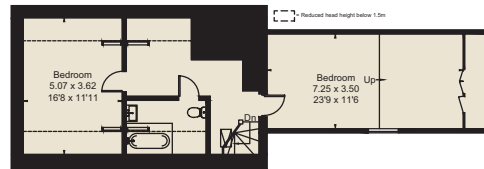




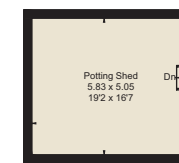
Approximate Floor Area = 387.4 sq m / 4170 sq ft  
 Cellar = 23.2 sq m / 250 sq ft  
 Outbuildings = 232.2 sq m / 2499 sq ft  
 Total = 642.8 sq m / 6919 sq ft  
 (Excluding Open Spaces)



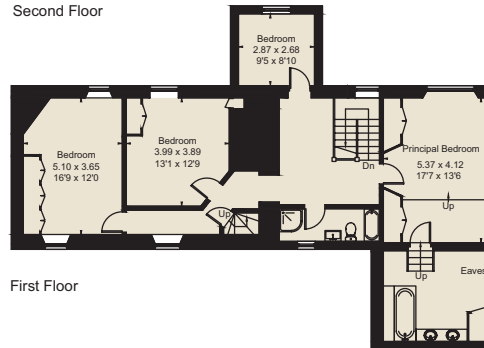
Cellar



Second Floor



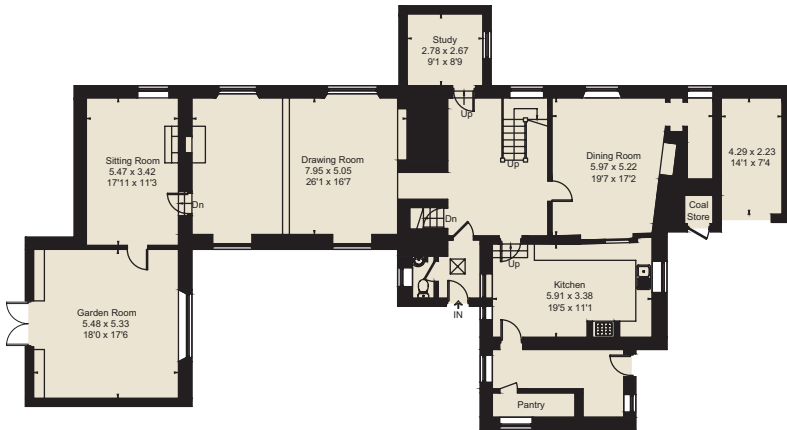
Outbuilding - First Floor



First Floor



Outbuilding - Ground Floor  
(Not Shown In Actual Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90963

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