

COWLEAZE

LITTLE COMPTON, MORETON-IN-MARSH, GLOUCESTERSHIRE



**An attractive equestrian property
in a prime location with a range of
equestrian facilities set in just under
12 acres**

Ground Floor: Open plan Kitchen / Breakfast room
Sitting room • Study • Utility room • Boot room
Laundry room • Ground floor bedroom
Family bathroom

First Floor: Master bedroom adjoining shower room
2 further bedrooms

Outside: 15 stable American barn • Tack room, Feed
room, Wash bays • Forage Barn • Ample lorry parking
Horse walker • Outdoor arena

In all just under 12 acres

**Butler
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DESCRIPTION

Cowleaze is an attractive equestrian property set in a quiet rural location, featuring a charming, detached home alongside excellent equestrian facilities.

The house was renovated by a previous owner to create a spacious four-bedroom family home. The ground floor centres around a large open-plan kitchen, breakfast, and dining area. Additionally, there is a generous sitting room, a ground-floor bedroom, and a family bathroom. The current owners have enhanced the home with the addition of a spacious utility room and a shower room, making it highly practical for rural and equestrian living.

On the first floor, the property offers a principal bedroom suite and two further bedrooms.

Outside, the house sits within an enclosed, well-established garden that leads directly to the extensive equestrian facilities. These include a 15-stable American barn, a machinery and forage store, a Claydon horse walker, a muck compound, and a 50m x 30m outdoor arena with a Flexiride surface.

In total, the property extends to just under 12 acres, the majority of which is divided into separate paddocks with newly installed Horserail fencing. Each paddock has mains water access and can be reached via the main driveway, which runs through the centre of the property.

SERVICES

Mains water and electricity, oil fired central heating and drainage to a septic tank. (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 particulars are included in the sale. All other fixtures and fittings are expressly excluded.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire, OX28 4AU. Tel: 01993 702941.

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office: 01451 830731

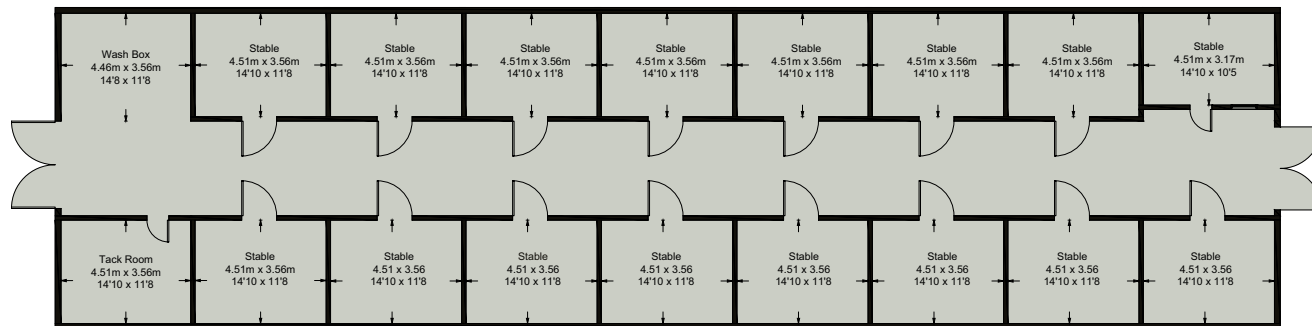
DIRECTIONS (GL56 0SL)

From Moreton in Marsh take the A44 towards Chipping Norton and Oxford. Continue past the turning to Little Compton and after a short distance turn right signposted Chastleton Village. The entrance to Cowleaze is on the left side after approximately 600 meters.

what3words: /// bravery.desiring.quietly

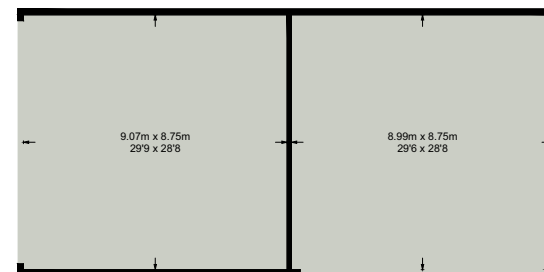


Cowleaze, Little Compton, Moreton in Marsh, GL56 0SL



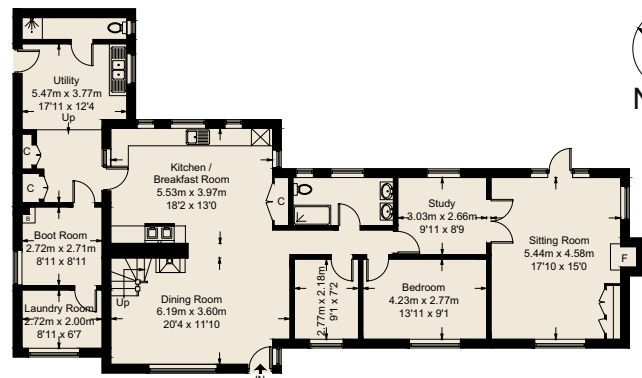
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Stables

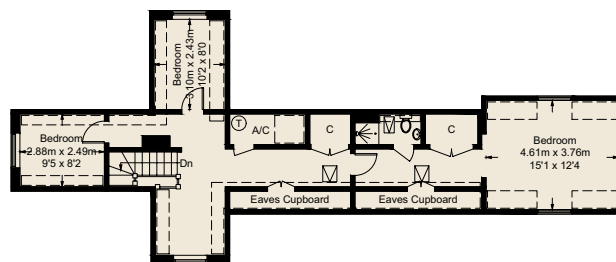


(Not Shown In Actual Location / Orientation)

Machinery Store



Ground Floor
148.7 sq m / 1600 sq ft



First Floor
77.7 sq m / 836 sq ft

Approximate Gross Internal Area = 226.4 sq m / 2436 sq ft

Stables = 443.6 sq m / 4775 sq ft

Machinery Store = 159.2 sq m / 1714 sq ft

Total = 829.2 sq m / 8925 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1175224)



Towns

Moreton in Marsh 3.4 miles
 Stow on the Wold 7 miles
 Chipping Norton 4.7 miles



Pubs

The Red Lion, Little Compton 0.6 miles
 Ox Heart, Long Compton 4.3 miles
 The Wild Rabbit, Kingham 4.9 miles
 The Fox at Oddington 4.5 miles



Schools

Kitebrook 1.5 miles
 Kingham Hill 3.6 miles
 Bloxham 15.0 miles
 Chpping Norton School 4.9 miles



Train Stations

Moreton in Marsh 4.1 miles
 Kingham Station 6.0 miles



Membership Clubs

Dayelsford Organic / Bamford 4.4 miles
 Soho Farmhouse 12.9 miles
 Estelle Manor 17.2 miles



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