



THE LOFT

SNOWSHILL, GLOUCESTERSHIRE



The Loft

Snowhill, Gloucestershire

A superb stone barn conversion set in just under 5 ½ acres, in an outstanding rural setting with glorious views over the Cotswold Hills

For Sale Freehold

ACCOMMODATION

Reception Hall • Sitting Room • Main Bedroom with Dressing Room and Bath/shower Room • Bedroom 4 • Kitchen/Family Room
Dining Room • Guest Bedroom with Bathroom • Bedroom 3 with Shower • Cloakroom • Utility Room • Walk-in Pantry • Laundry room

OUTSIDE

Landscaped gardens • Parking space by the front lawn • Office • Six Stables • Tack Room • Rug room
Stable/Potting Room • Garage/Hay barn • Extensive parking • Greenhouse • Three Paddocks

In all about 5.49 Acres

The London Office

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Stow-on-the-Wold Office

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DESCRIPTION

The Loft is set in a wonderful rural location at the end of a lane, with a couple of neighbouring properties, surrounded by fields and a National Trust Woodland, above which on The Cotswold Way there are the most engaging far-reaching views over the surrounding hills and to Wales on a clear day. There is excellent walking and riding out in this area, with a network of paths over the hills. The village of Snowhill is very pretty, has a church at the heart, and a popular village pub. There is a great village community and events are held regularly. Broadway, offers a range of facilities, a doctors surgery, groceries stores, a variety of shops and places to eat out.

This property of 2,561 sqft offers flexible accommodation is set over the two floors. The generous double-aspect sitting room and the dining room have wood burners set in to their fireplaces. The full height sitting room has a great view to Snowhill Manor and the village.

The kitchen/breakfast room has large glazed bi-fold doors opening to the garden, which is perfect for outdoor entertaining with views over one of the paddocks. The large open-plan kitchen has been designed with space to cook and entertain. There is an Aga, converted to electric, a central island and space for a large table complimented by the adjoining walk-in pantry.

The bedrooms are set on both floors. The generous main bedroom upstairs is full height to the roof slope and has a dressing room and a bath/shower room, with views over the land and to Broadway Tower. There are two further bedroom suites, ideal for guests and a fourth double bedroom. The bath and shower rooms have been attractively designed and presented.

The Loft has been sympathetically updated, natural materials have been used to show the exposed beams, Cotswold stonework and the wooden floors in



a number of the main rooms. The property is attached to the northern side.

The garden to the front and is laid to lawn with wooden decking to the front door. The landscaped garden to the south works very well with the kitchen/breakfast room. The mature beds are planted with seasonal flowers. Fruit trees are to be found dotted around and there is an orchard by the vegetable beds and the greenhouse.

The property is approached from the lane, a public footpath runs by the stable yard and down to Broadway. The stable yard has its own access, which is perfect for running an equestrian business. There are six stables, a tack room, a rug room, a garage/hay barn and a potting stable. There is also a very useful office.

The larger paddock has a stunning view from the top where the land levels out. This is also a perfect spot to entertain, where summer evenings can be spent admiring the view.

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.

SERVICES

Private drainage, mains water and electricity. Oil fired central heating and an Electric Aga. Broadband to The Loft and the office. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).



TENURE

Freehold with vacant possession.

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.

LOCAL AUTHORITY

Tewkesbury Borough Council, Gloucester Road, Tewkesbury, GL20 5TT - T: 01684 295010

COUNCIL TAX

Band D

EPC

Band D (60)

VIEWING

Please telephone Butler Sherborn:
Stow on the Wold Office T: 01451 830731 or
The London Office T: 0207 839 0888.
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DIRECTIONS (WR12 7JZ)

From the Snowhill Arms (on the right handside) in the village take the lower road out, under the trees, at the right hand bend take the no-through road to the right. Pass a couple of houses. At the triangle of grass, turn right. After ½ a mile, take the left lane. The Loft house is on the right and the stables are on the left. For ease park in the stable yard on the left.

what3words: ///decks.feels.clinking



Towns/Villages

Broadway 3.0 miles
Cheltenham 16.5 miles
Stow on the Wold 9.5 miles



Pubs

Snowhill Arms, Snowhill 0.8 miles
The Broadway Hotel, Broadway 3.3 miles
The Halfway, Kineton 5.5 miles



Schools

Temple Guiting C of E Primary School 4.0 miles
Broadway Primary Schools 4.0 miles
Chipping Campden School 6.4 miles



Train station

Moreton in Marsh station 7.8 miles
Evesham Station 9.3 miles
Kingham station 15.6 miles



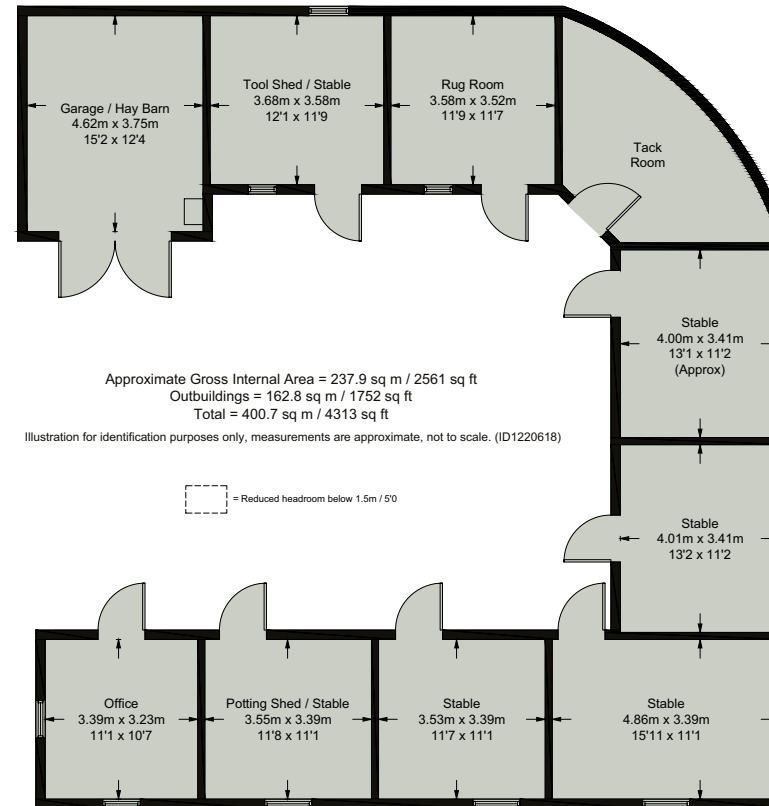
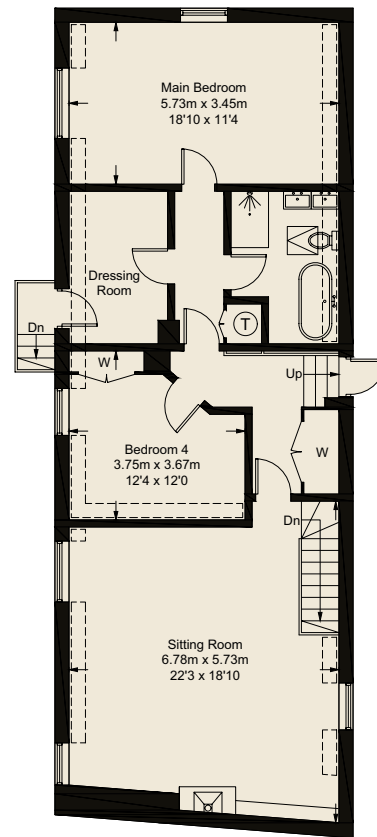
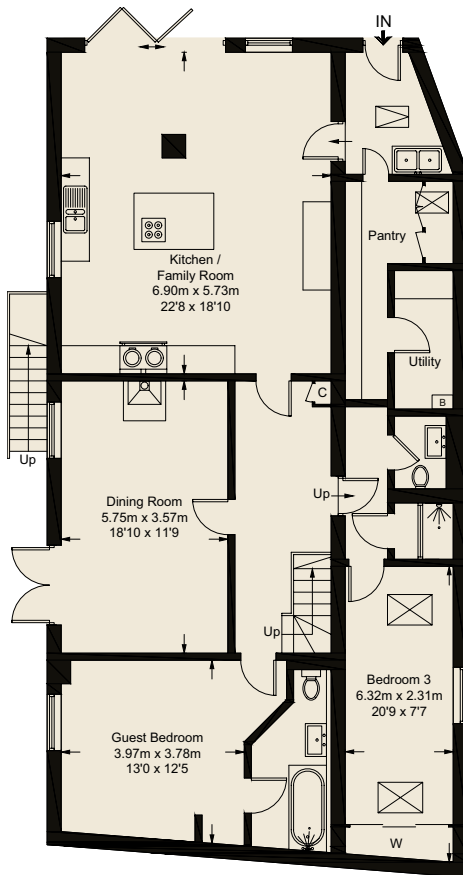
Members Clubs

Lygon Arms Spa and Fitness Centre Broadway 3.4 miles
Dormy House Hotel and Spa 4.8 miles
Daylesford Organic, Spa and Bamford 13.1 miles

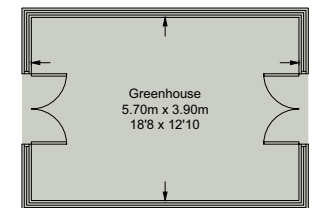


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(Not Shown In Actual Location / Orientation)



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