

Church House, Farmington, Gloucestershire





A beautifully presented Cotswold stone village house within a private walled garden, tucked away behind a Norman church on the edge of this unspoilt village.

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Sitting room

Study | Kitchen/breakfast room | Utility room | WC

Games room/playroom

Five bedrooms | Dressing room | Four bathrooms

(three en suites) | Separate WC

The Annexe

Sitting room/home office | Kitchen | Bedroom | Bathroom

WC

Outside

Parking | Workshop | Store | Walled garden

Timber outhouses

In all about ½ an acre

Distances

Northleach 2 miles | Stow-on-the-Wold 8 miles

Cirencester 12 miles | Cheltenham 14 miles | Oxford 27

miles | Kingham Station (London Paddington 90 mins)

14 miles (all distances and times are approximate).



Cirencester

One Market Place

Cirencester

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Situation

Church House is tucked away behind a very pretty Grade 1 listed Norman church on the edge of the picturesque village of Farmington, about a mile to the north of the A40, in the Cotswold Area of Outstanding Natural Beauty.

There is an excellent village shop and tea room in the neighbouring village of Sherborne, and the nearby small town of Northleach has a number of good shops providing for everyday needs, including a chemist, post office, wine bar, grocers, bakers, butchers, café, and the renowned The Wheatsheaf Inn.

There is a primary school in Northleach and a highly regarded secondary school in Bourton-on-the-Water (4 miles). Other excellent schools nearby include Cheltenham College, Cheltenham Ladies' College, Pates, Pinewood and Rendcomb College as well as many other good local schools. The Oxford schools are also easily accessible.

The nearby larger centres of Cirencester, Stow-on-the-Wold and Cheltenham provide for more extensive shopping and recreational facilities. Sporting opportunities include, racing at Cheltenham, hunting with the Heythrop and VWH, Rugby at Gloucester and many lanes and paths for delightful walks and rides through some of the most beautiful countryside in the Cotswolds.





Church House

Church House is a handsome Cotswold stone country home built in a former walled kitchen garden, which now provides a wonderful private setting for a family home.

The accommodation, which is beautifully presented, is arranged over three floors and extends to just under 5,000 sq ft in total. It has a lovely light and airy feel with high ceilings, and the majority of the rooms look over the private gardens that surround the house.

The reception hall provides an impressive entrance to the house, with a high vaulted ceiling and glazed panels and doors opening directly on to the flagged terrace and lawns.

The full height drawing room has a panelled ceiling and a Cotswold stone fireplace with a wood burning stove. Across the hall is the kitchen/breakfast room with fitted units, granite work surfaces and oil fired Aga with an electric companion. There is a walk in larder and glazed doors onto the terrace with lawn beyond.

Also on the ground floor is a dining room, a charming sitting room. Towards the rear of the house is a study which leads to the games room/playroom.

On the first floor the principal bedroom is another lovely room with a high vaulted ceiling, exposed rafters and windows on three aspects. It has an en suite dressing room and bathroom with a separate shower.

There are three further double bedrooms on this floor, two with en suite shower/bathrooms and a separate WC.

On the second floor there is a large landing/sitting area, a double bedroom, a store and bathroom 4.



The Annexe

Above the games room/playroom and with its own entrance, is a self-contained flat which briefly comprises a hall, kitchen, bathroom, separate WC, sitting room and bedroom.





Gardens and Grounds

The house is approached along a track running beside the church and through electric double timber gates, which lead to a large gravelled car parking area.

There is a useful storeroom with a work shop behind. The Games/playroom was used as a garage by previous owners.

The garden is an absolute delight and is enclosed on all sides by high Cotswold stone walls. It has been beautifully landscaped with areas of lawn, with well stocked beds and borders.

Outside the kitchen/breakfast room is a large south-facing paved terrace which is ideal for outside dining.

The garden has been subtly divided into different compartments and in one corner there are vegetable beds. There is a further paved terrace to the rear of the house which catches the afternoon/evening sun and alongside is an ornamental pond.

There is also a range of useful timber storage sheds.

Property information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Oil fired central heating for the main house. Separate gas boiler for the annexe. Fibre broadband is available.

Local authority: Cotswold District Council. Telephone 01285 623 000.

Directions (Postcode: GL54 3ND)

What Three Words: ///material.appointed.callers

From the Fosseway (A429) at Northleach go straight over the A40 roundabout, heading towards Stow-on-the-Wold. Take the first turning right signposted to Farmington and continue into the village. At the green in the middle of the village, continue straight ahead keeping the green on your left. Pass the Church and immediately after turn right on to a gravelled track and Church House is then the first property on the right.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total: 455.8 sq m / 4,906 sq ft (Including Stores)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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