



Tom Jollys, Eastleach Downs, Cirencester, Gloucestershire

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## A stunning Cotswold Stone barn conversion with far-reaching rural views.

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### Summary of accommodation

#### Main House

Ground Floor: Kitchen | Sitting room | Hall | Drawing/Dining room | Utility room | WC | Further kitchen | Bedroom 4  
Shower room

First Floor: Principal bedroom with ensuite bathroom | Two further bedrooms | Family shower room

Accommodation in all about 406.3 sq m (4,374 sq ft)

#### Outside

6 stables | Tack room | Feed room | A double bay open fronted barn | A hay and garden machinery store to rear

**In all about 8 acres**



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## Situation

The property is just north of Eastleach which is one of the prettiest villages in the Cotswolds. It sits astride the River Leach and is characterised by its lovely period houses and cottages. Its two Norman churches date from when the village was two separate parishes, Eastleach Turville and Eastleach Martin. There is also an excellent village pub, The Victoria Inn, as well as a village hall. The nearby village of Southrop (about 4 miles) has a popular gastropub, The Swan, a primary school and Thyme, an exceptional Bed and Breakfast Hotel, Spa and cookery school. The local towns of Fairford, Burford, and Lechlade have a good range of everyday shops and services between them. Burford, to the north, is a hub of vibrant cultural life, with its beautiful Cotswold stone townhouses, exciting boutique shops, pubs and a Co-op for your everyday convenience. The Upton Smokery sits just to the north with a farm shop offering fresh and local produce.

For those interested in country pursuits, the area provides excellent cycling, walking and riding country. Hunting with the VWH and Heythrop Hounds, polo at Cirencester, and National Hunt racing at Cheltenham, Newbury and Bath. Other sporting opportunities are abundant with nearby golf courses in Burford, Cirencester and Naunton. Sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools, including Burford School, Cirencester's Powells and Farmors Schools, Cheltenham Colleges, The Dragon and St Edwards School Oxford, Hatherop Castle, Rendcomb College and the Cotswold School, to name but a few.

Communications are excellent in the area with fast access to London and the West Country via the M4 and international airports in the South West, Midlands and London, accessed via the M4 and M5. The mainline station from Charlbury enables London Paddington to be reached in approximately 75 minutes. Direct services from Swindon to London Paddington (55 minutes) and Oxford Parkway to London Marylebone (45 minutes) are also available.









## Distances

Burford 5 miles | Cirencester 15 miles | Swindon 17 miles | Cheltenham 21 miles | Oxford 25 miles (all distances are approximate).

## The Property

Tom Jollys is an exceptional barn conversion in a stunning, secluded location just to the north of the well-known and highly desirable Coln Valley in the Cotswolds Area Of Outstanding Natural Beauty. It is perfectly located on Eastleach Downs, offering brilliant access to the main rural hubs of Oxford, Cheltenham and Cirencester/Swindon with all their business opportunities and excellent schooling.

The house sits at the end of a long private driveway, surrounded by approximately 8 acres of gardens and paddocks. The land offers excellent equestrian facilities and ample room for a swimming pool and/ or a tennis court (subject to the relevant permissions), without impacting the stunning garden space.

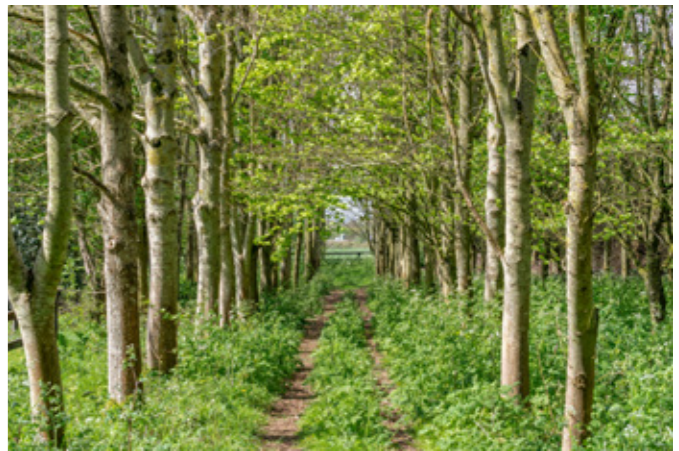
The main house flows extremely well, with large reception rooms on the ground floor, offering formal and informal family living and entertaining spaces. Of note are the high ceilings that are to be expected in traditional stone barns and the exceptionally large southeast-facing windows frame the views of the surrounding countryside.

Upstairs there is a good sized principal bedroom, with en suite bathroom, as well as two more good sized double bedrooms with a shared family shower room. Attached but separated by stud partitioning is a well-appointed and practical annexe that is currently rented on Air BnB. This originally offered bedrooms four and five to the main house and could easily be reverted.

Converted approximately 32 years ago, Tom Jollys has been enhanced and modernised by the current owners. The property is now an exceptional family home designed to be versatile and practical for rural living.













## Garden and Grounds

The property is set in over 8 acres of gardens and paddocks with simply manicured lawns and with well maintained flower beds, allowing the spectacular uninterrupted views over the surrounding countryside to take centre stage. Adjacent to the property is the stable yard, which comprises six stables, a feed room, a tack room. There is also a double bay open-fronted barn and a hay and garden machinery store.

## Property information

**Guide Price:** £2,495,000

**Tenure:** Freehold.

**Services:** Mains electricity, private water and drainage, oil-fired central heating.

**Local authority:** Cotswold District Council.

**Council Tax Band:** G

**Energy Performance Certificate:** D

## Directions (Postcode: GL7 3PX)

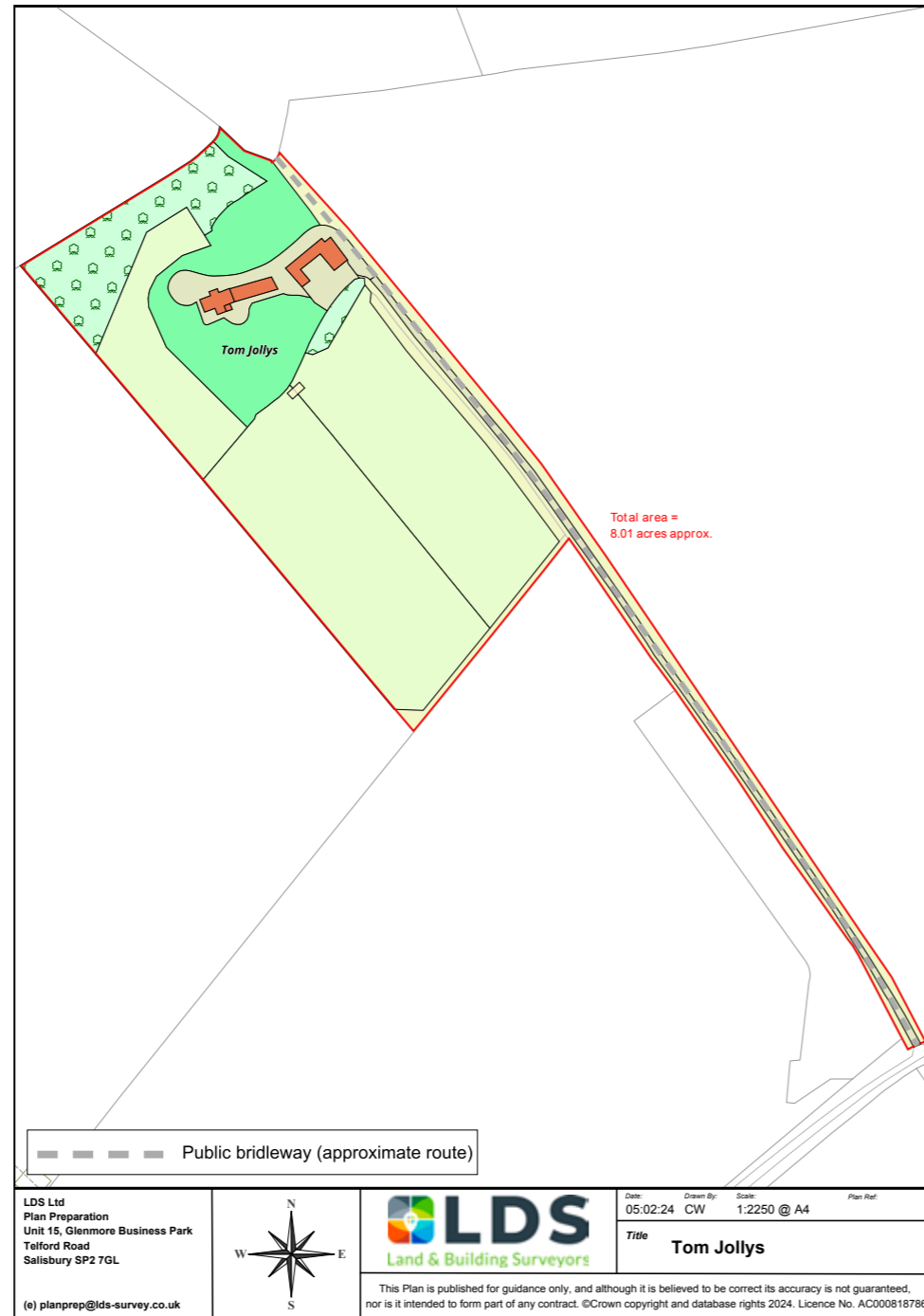
**What3Words:** ///crouches.blast.telephone

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all easements, wayleaves and rights of way, whether public or private.

## Viewings

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



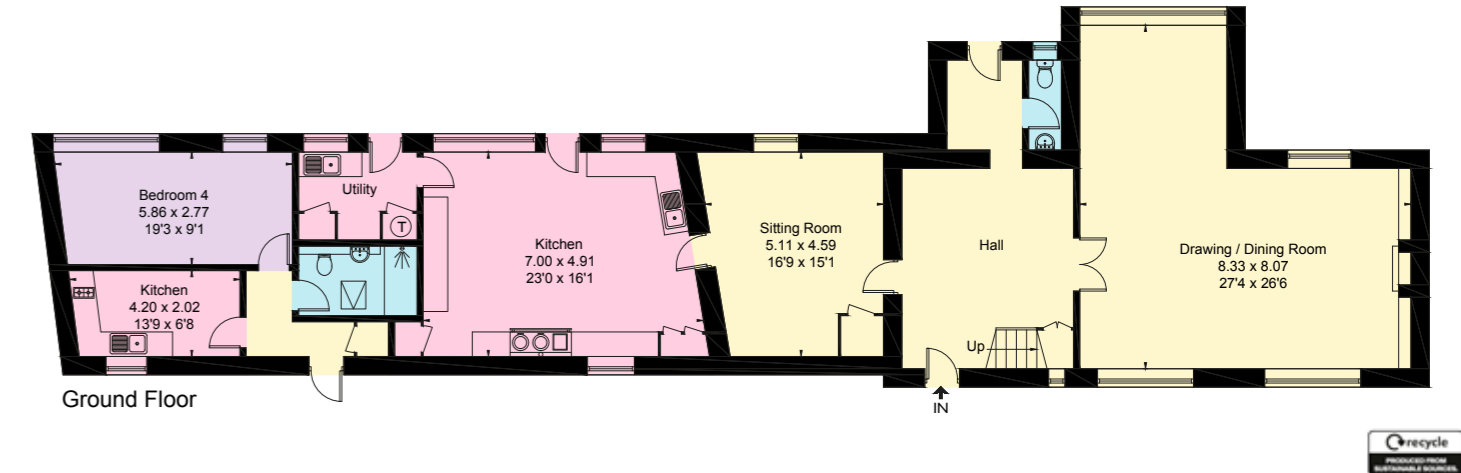
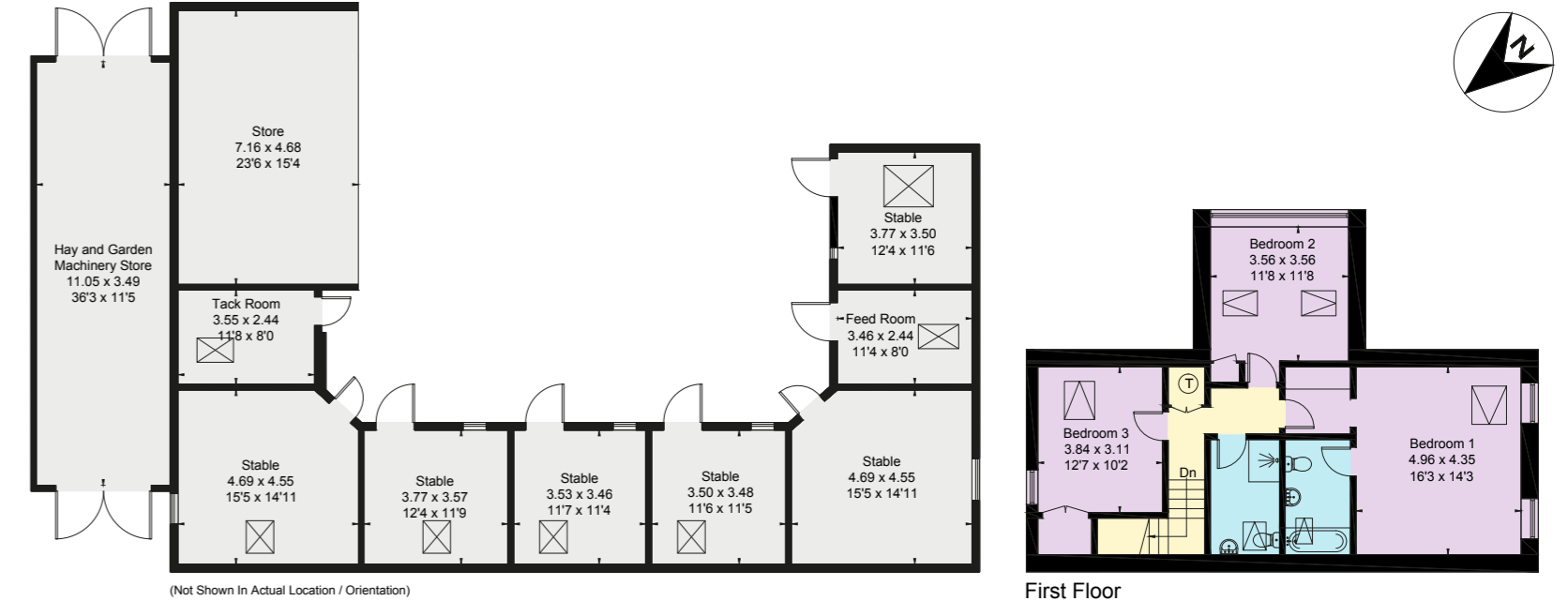
## Approximate Gross Internal Floor Area

**Main House:** 260.2 sq m / 2,801 sq ft

**Outbuilding:** 146.1 sq m / 1,573 sq ft

**Total:** 406.3 sq m / 4,374 sq ft

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

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