

Westrip Farmhouse

Cherington, Tetbury, Gloucestershire





An impressive Grade II listed farmhouse set in an outstanding rural position close to the highly desirable village of Cherington.

Tetbury 3 miles, Kemble station 7 miles, Cirencester 9 miles, M4 (J17) 13 miles
(All distances and times are approximate)


7


5


3

Summary of accommodation

Reception hall | Drawing room | Library | Dining room | Kitchen/breakfast/sitting room

Study | Utility room | Boot room | Two cloakrooms | Cellar

Principal bedroom and bathroom | Four further bedrooms | Three further bathrooms

Guest wing with two bedrooms, bathroom and dressing room


Beautiful gardens and grounds | Office/studio | Swimming pool and pool house | Further outbuildings


Pastureland | Paddocks | Woodland | Stream


In all about 34 acres

Location

Westrip Farmhouse is situated close to the village of Cherington, a particularly attractive, small and unspoiled village in the South Cotswolds; an Area of Outstanding Natural Beauty. Surrounded by gently undulating countryside with fields bounded by Cotswold stone walls. The village, mentioned in the Domesday Book has a selection of attractive houses including Cherington Park and several cottages of Georgian distinction along with a particularly fine 13th century church. Cherington has a thriving community with an active village hall and cricket club and previously the winner of the Bledisloe Cup for the best kept and attractive village. Nearby is the market town of Tetbury, which provides for most leisure and shopping facilities. Cirencester is only a short distance away with a large variety of amenities and Waitrose supermarket.

 Communications are excellent with Kemble station a short drive (7 miles), with direct train services to London Paddington from about 72 minutes. The motorway network is reached by the M4 (J17, about 13 miles, and J15, about 29 miles) and the M5 (J13, about 12 miles).

 Sporting and Leisure facilities in the area include Golf at Minchinhampton, racing at Bath and Cheltenham, and the surrounding countryside provides attractive walks and rides along many local footpaths and bridleways.

 The area is renowned for its excellent selection of nearby schools, namely Beaudesert Park School, Westonbirt School, St. Mary's Calne, Marlborough College, Rendcomb College as well as the schools and colleges in Cheltenham, Stroud, Oxford, Bristol and Bath.



Westrip Farmhouse

Westrip Farmhouse is a wonderful and substantial Grade II listed family home in some of Gloucestershire's finest countryside. The house is beautifully presented with the current owners having invested considerably in its refurbishment and modernisation. Arranged around an impressive, recently completed stone-terraced garden to the west, which looks down over its own land to unspoiled rural views beyond. To the eastern side of the house is a traditional courtyard garden.

The accommodation is arranged over three floors with a number of well-appointed reception rooms and flexible bedroom accommodation. Throughout the house there are traditional period features including stone floors, decorative carved joinery, open fireplaces with beautiful mantle pieces and wooden floors.

Of note is the large kitchen being double aspect with a wonderful fireplace to one side with carved stone surround, exposed beams, limestone floors and double French doors to the new stone-paved terrace garden.

The original farmhouse kitchen has become a substantial utility room, with which many a country house owner would envy. With a traditional flagstone floor this versatile room leads to the boot room and out to the gardens and grounds.





The bedroom accommodation is excellent with a number of options to consider for the principal bedroom suite. The wing above the kitchen and library has a large bedroom, bathroom and additional bedroom, ideal for guests.

In addition to the main house, Westrip Farmhouse is well equipped with outbuildings, beautiful grounds with wonderful views to the hamlet.



MAIN HOUSE FLOOR PLAN

Approximate Gross Internal Floor Area
House: 615 sq m (6,620 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.

GARDENS & GROUNDS

Gardens and Grounds

The gardens lie mainly to the east and west on either side of the house. On the west side, the current owner has created a wonderful, stone-paved terrace garden, which has improved the connectivity and feel of the house, also creating a wonderful area to enjoy from the kitchen. Given the elevated position, the views are excellent.

The walled garden is situated to the east of the main house and is mainly laid to lawn with gravelled paths. Surrounding the house is a further area of garden with terraces, herbaceous and shrub borders.





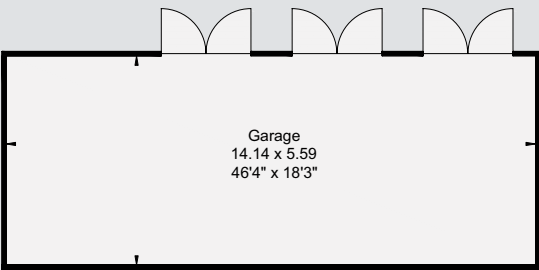
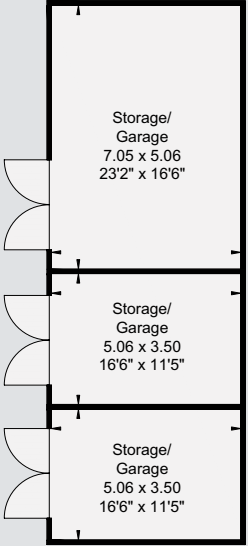
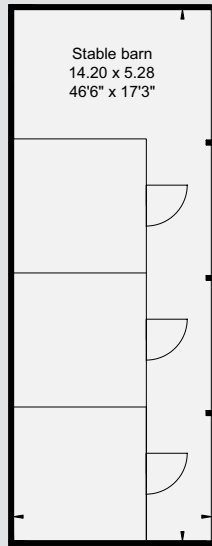
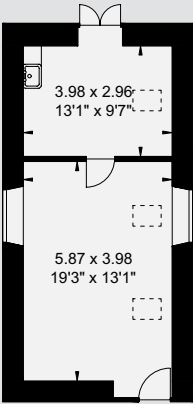
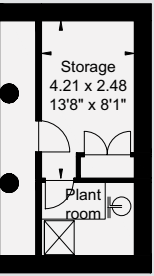
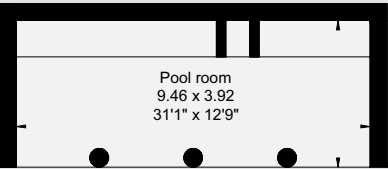


The swimming pool has a paved surround and is enclosed within a Cotswold stone wall and has two pool/summer houses (formerly open-fronted traditional cart sheds) of Cotswold stone under a stone-tiled roof. Adjacent to this is the pretty lawned terrace which could become a partly walled kitchen garden. There is an attractive stone building, formerly an artist's studio, which could be an office or even additional accommodation with the appropriate planning permissions.

A recent installation of three timber buildings provides garaging, stabling and machinery storage. With versatility in mind, the buildings are equal in size and could easily adapt to create more garaging or stabling or storage.

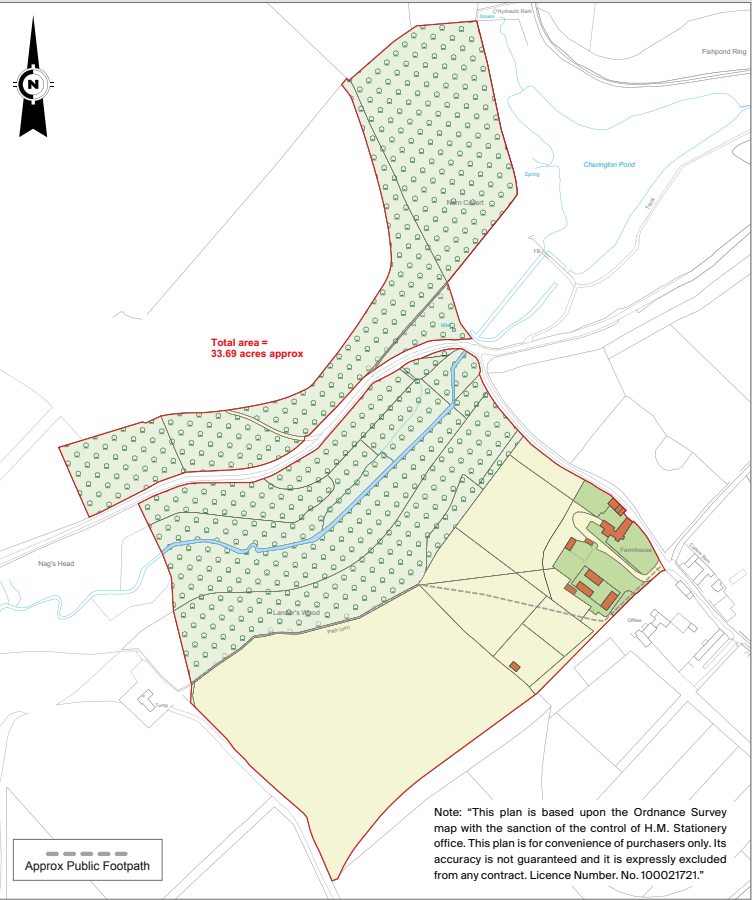
Extending to about 34 acres (13.8 hectares), the land includes a couple of paddocks, pastureland, woodland and a stream which runs through the woodland. The varied topography provides for an abundance of wildlife to enjoy throughout the seasons. The sporting rights over the property are reserved to a neighbour and previous owner of the land for a restricted number of days to shoot.

Approximate Gross Internal Floor Area
Outbuildings: 322 sq m (3,466 sq ft)



Outbuildings

Not shown in
actual location /
orientation



Property Information

Services: Mains water, electricity and drainage. Oil-fired central heating.
Gigaclear (up to 1000Mbps) full fibre broadband is available.

Sporting Rights: The sporting rights over the property are reserved to a previous owner for a restricted number of informal days to shoot. The current relationship informally allows for the vendor to enjoy the benefits of the arrangement.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way (public and/or private), all easements, wayleaves and other rights of way whether they are specifically referred to or not. Public rights of way are shown on the sale plan.

Tenure: Freehold

Local Authority: Cotswold District Council
01285 623000

Council Tax: Band H

EPC Rating: E

Directions
Postcode: GL8 8SL
What3Words: ///skinny.logbook.query

From London take the M4 and exit at Junction 15 onto the A419 dual carriageway. Continue along the dual carriageway taking the exit to Cirencester. At the end of the slip road turn left and at the roundabout on the outskirts of Cirencester turn left and continue around the bypass signposted Tetbury (A433). From Cirencester leave the ring road on the A433 towards Tetbury and after approximately 8 miles just after the left hand turn to Culkerton take the second right at the crossroads signposted to Cherington. Go into and through the village leaving the church on your left after approximately 0.3 of a mile turn right into a farm track and you will come to the entrance to Westrip Farmhouse on your left-hand side.

Viewing: Viewing is strictly by appointment only via Knight Frank LLP.



Knight Frank Cirencester

One Market Place
Cirencester
GL7 2PE

Rupert Sturgis

01285 882 001

rupert.sturgis@knightfrank.com

Knight Frank Country Department

55 Baker Street
London
W1U 8AN

Charlotte Hall

020 3866 7826

charlotte.hall@knightfrank.com

Knight Frank Country Department

55 Baker Street
London
W1U 8AN

James Walker

020 3866 7826

james.walker@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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