



BARROW ELM HOUSE

Netherton, Quenington, Cirencester, Gloucestershire



BARROW ELM HOUSE NETHERTON

An impressive family house offering extensive living and entertaining space, which is positioned perfectly within a 6 acre plot.

			EPC
5-6	3-4	4-5	F

Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains water and electricity. Private drainage, oil-fired central heating and Fibre Optic Broadband.

Distances: Quenington and Hatherop 1 mile | Cirencester 11 miles | Kemble Station 15 miles (London Paddington from 70 minutes) | Cheltenham 25 miles
|Heathrow Airport 80 miles (All distances and times are approximate).

Guide Price: £1,850,000

THE PROPERTY

Barrow Elm House is an impressive Victorian farmhouse dating from 1889. Approached via a stone-pillared gateway and gravel drive, which leads to the house and walled courtyard.

The property offers high ceilings and light-filled, well-proportioned rooms perfect for family living and entertaining. The entrance hall leads to a bay-windowed sitting room with a wood-burning stove, and a dual-aspect study with views over open fields. A cloakroom, an understairs store, and a staircase sit off the hallway. The kitchen features an Aga, a central island, and a tiled floor, with rural views over paddocks. A second reception room with a log-burner opens to a terrace via French doors.

A glazed walkway connects the kitchen to a larder, utility room, boiler house, storage room, and an additional cloakroom.

Upstairs, the first floor includes the principal bedroom, two double bedrooms and two bathrooms. The second floor has two further double bedrooms and a shower room.





SITUATION

Barrow Elm House is located approximately a mile from the villages of Quenington and Hatherop, set in a peaceful rural location with far-reaching countryside views. Mainline rail services to London Paddington and Marylebone are available from Kemble, Swindon, Oxford Parkway, and Charlbury.

Recreational opportunities nearby include water sports at the Cotswold Water Park, golf courses in Burford and Cirencester, and horse racing at Cheltenham and Newbury. Theatre enthusiasts will find venues in both Oxford and Cheltenham.

Everyday amenities are available in Fairford and Lechlade, with a wider range of shops and services in Cirencester and Swindon.

Local schooling options include Pinewood School, Hatherop Castle School, Hatherop C of E Primary, Farmor's School in Fairford and Beaudesert School.

DIRECTIONS:

What 3 Words: [///videos.seabirds.attitudes](https://www.youtube.com/watch?v=seabirds.attitudes)

From Burford, take the A361 towards Lechlade. After about 6 miles, turn right signed to Southrop. Follow the road through the double bends in Southrop and continue towards Fairford. At a small crossroads, turn right, signed to Macaroni Woods. Continue straight over another small crossroads, and Barrow Elm House will be found on the right-hand side just after a small wood.



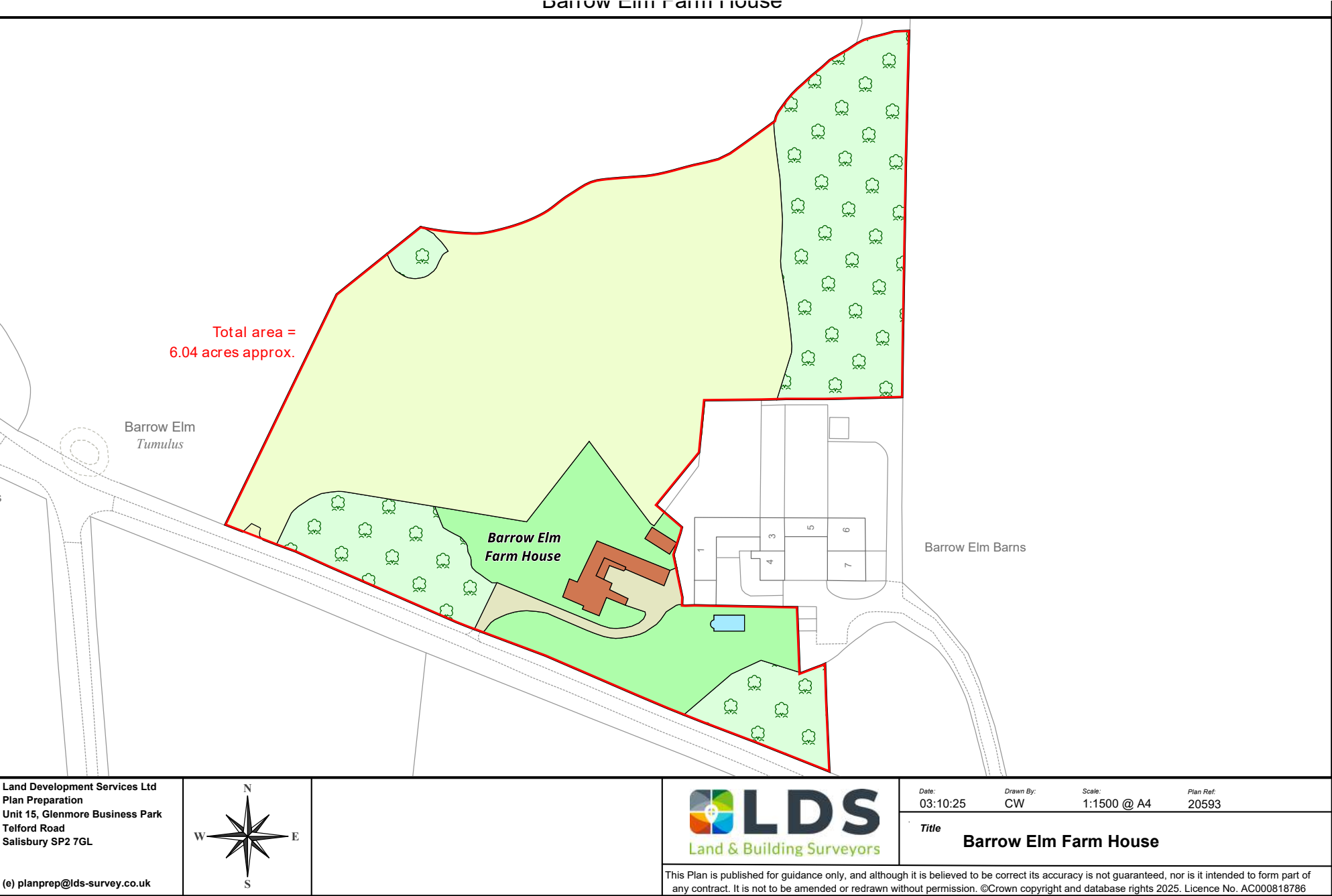


GARDENS AND GROUNDS

Outside, the courtyard provides ample parking and access to two large garages. Above the garages is a self-contained annexe with a living/bedroom area and bathroom ideal for guests, office use, or holiday let. Behind the garages is a stable block with two stables and a tack room.

The mature gardens include lawns bordered by Cotswold stone walls, a swimming pool with pergola-covered terrace, a vegetable garden, greenhouse, and organic pasture paddocks with far-reaching countryside views. A small woodland borders the northeastern edge of the property.

There is wonderful wildlife, including an array of birds such as Woodpeckers, House Martins and Owls.



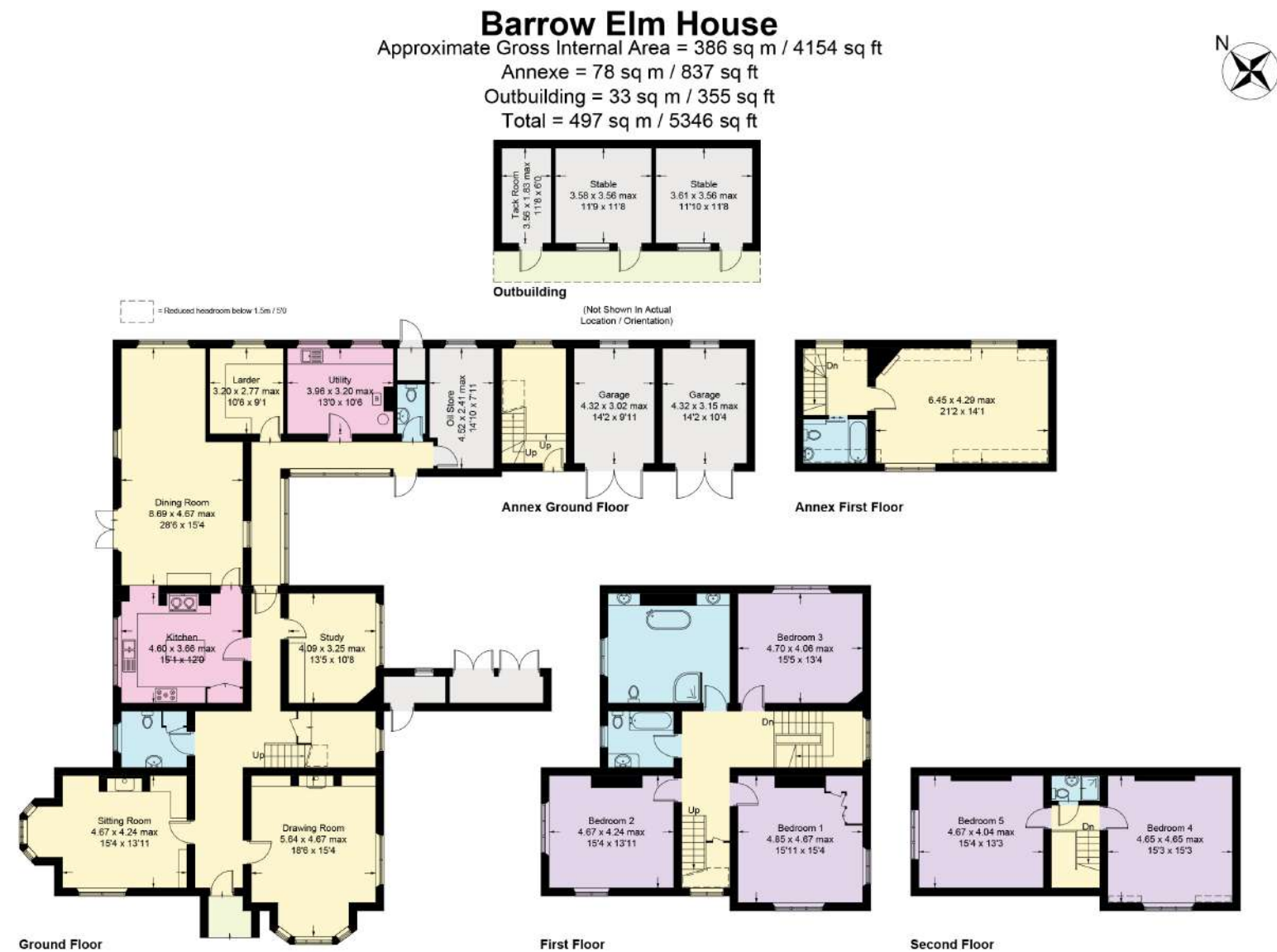


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1217448)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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