

# TOM JOLLYS

EASTLEACH, GLOUCESTERSHIRE









# Tom Jollys

## Eastleach, Gloucestershire

A superb Cotswold stone barn conversion in an idyllic rural location

Reception Hall • Drawing/Dining Room • Sitting Room • Kitchen Breakfast Room • Utility Room • Cloakroom

Main Bedroom with Bathroom • Two Further Bedrooms • Shower Room

### ANNEXE

Self-contained Annexe with Bedroom Four • Kitchen • Shower Room

### OUTSIDE

Gardens Terraces • Stable Yard with 6 Stables • Tack Room • Feed Room • Hay & Machinery Store • Paddocks

In all about 8 acres.

Burford 5 miles, Lechlade 7 miles, Fairford 6 miles, Stow-on-the-Wold 12 miles, Witney 12 miles,  
Cirencester 15 miles, Oxford 27 miles, Charlbury Mainline Station 15 miles (London Paddington from 72 minutes)  
Oxford Parkway 22 miles and Swindon Parkway 14 miles  
(All mileages and times are approximate)

### Burford Office

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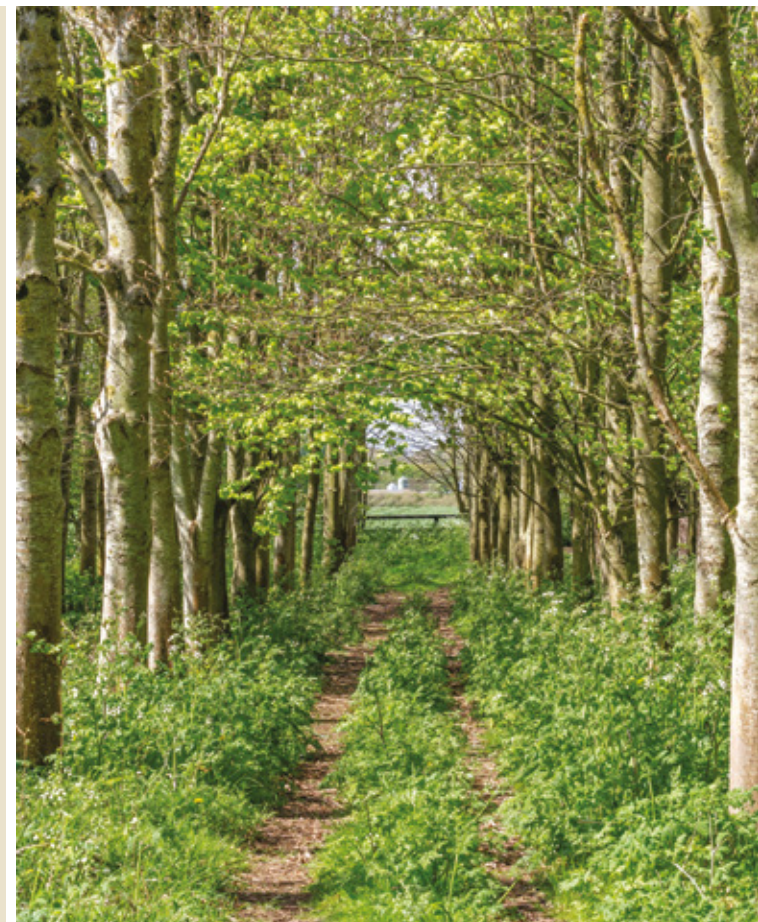
### Cirencester Office

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## DESCRIPTION

Located at the end of a private driveway this very special home, which was originally converted 32 years ago and enhanced by the current owners, now offers buyers a rare opportunity to acquire a property in a wonderfully secluded position. Located to the north of the idyllic Coln Valley, Eastleach is in an Area of Outstanding Natural Beauty with glorious views to all sides. This superb barn conversion is beautifully presented and has served as much loved family home. Suited for entertaining, it has generous reception rooms which are flooded with light and excellent ceiling height. The drawing room has an open fireplace and area for a dining room table which overlooks the gardens. The kitchen with an Aga, comfortably seats up to 10 for family meals, with access to the garden for outdoor entertaining during summer months. Upstairs the main bedroom has an adjoining bathroom while the two other double bedrooms share the family shower room. The current owners have created a self-contained annexe which has served as a successful holiday let but could also accommodate guests or easily be incorporated back into the principal house if required.

## OUTSIDE

One of the most enchanting aspects of Tom Jollys are the gardens and grounds which wrap around the house and offer plenty of space for a swimming pool or tennis court, subject to any necessary consents. The main aspect of the house overlooks a sweeping lawn which adjoins the paddocks with far-reaching views of the countryside beyond. The gardens are mainly laid to lawn with mature trees and seasonal planting. Within close proximity to the house is the stable yard with Six stables, a tack and feed room as well as hay and machinery storage. Directly from the house is immediate access to miles of walking and hacking across a network of footpaths and bridleways.







## SITUATION & AMENITIES

Eastleach is arguably one of the prettiest villages in the Cotswolds Area of Outstanding Natural Beauty. It is in a delightful rural location with unspoilt surrounding countryside, much of it being owned by the Ernest Cook Trust. This charming village sits astride the River Leach and at the heart of the village is The Victoria Inn, a popular pub with excellent food. There are many fine dining venues in the vicinity, including The Swan pub and Thyme Hotel and Spa at Southrop, The Bell at Langford, and The New Inn at Coln St Aldwyns. Nearby Burford, Fairford, Witney and Lechlade have a good range of everyday shops and services, with a wider choice at the ancient market town of Cirencester.

The main regional centres are Cheltenham, Oxford and Swindon, all of which are within easy daily commuting distance.

The A40 for access to the M40 at Oxford is about 5 miles to the north, and Junction 15 of the M4 at Swindon is about 16 miles to the south. The M5 is accessed from Cheltenham Junction 11A.

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

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Golf courses at Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon; with theatres at Oxford, Cirencester and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.





## SERVICES

Mains electricity, private water and drainage, oil-fired central heating. High speed internet No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## 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.

## 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. There is a bridleway which runs along the driveway.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

**Council Tax:** Band G

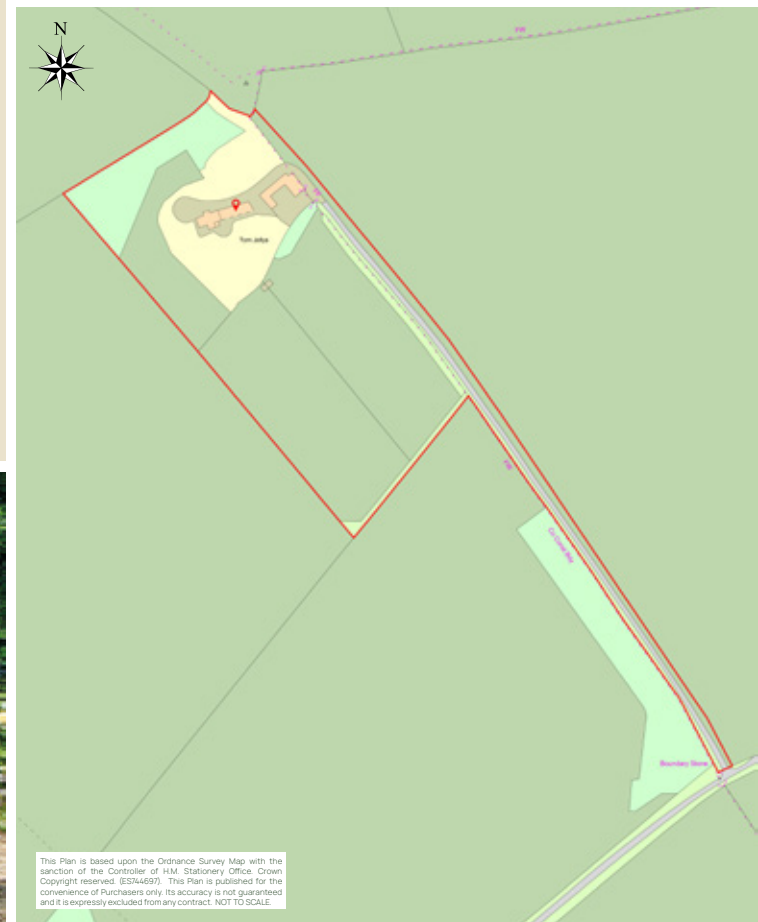
**EPC:** Band D

## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or Elizabeth at Cirencester 01285 883740. The London Office T 0207 839 0888.  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)  
E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

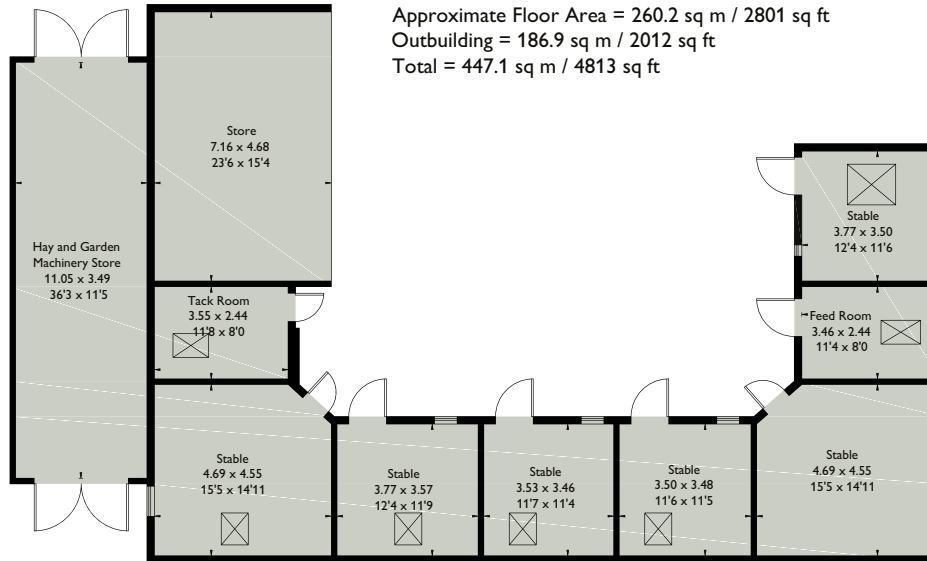
## DIRECTIONS (Postcode GL7 3PX)

**What3words:** crouches.blast.telephone

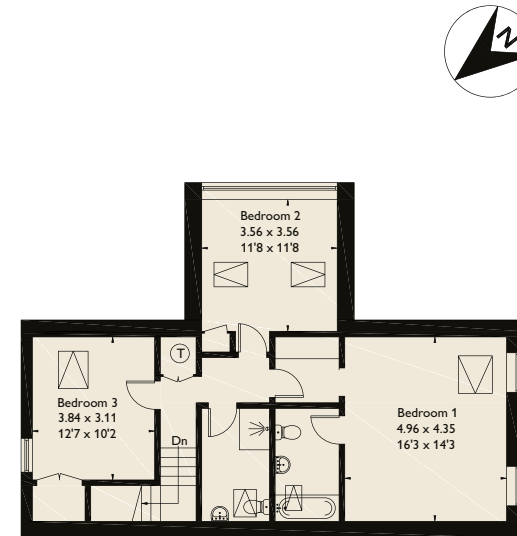


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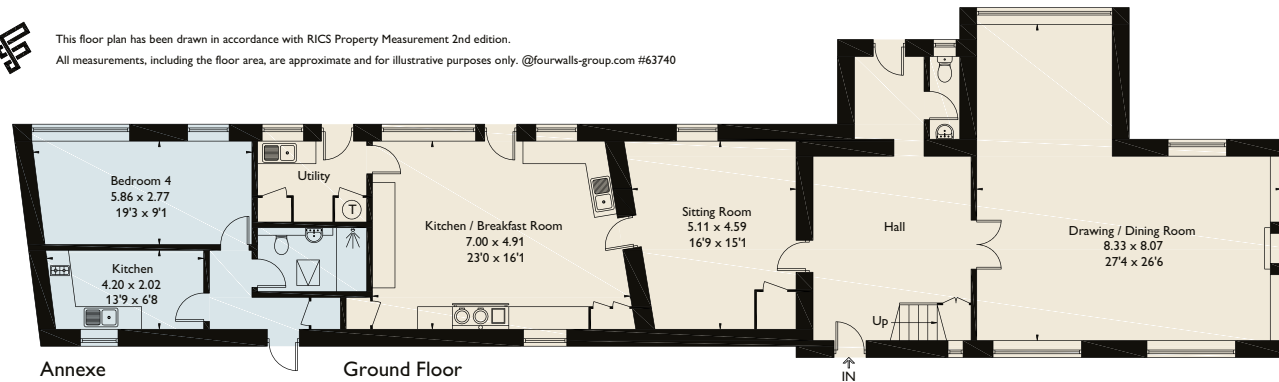
(Not Shown In Actual Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63740



Annexe Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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