



Cues Farm Stables
Bishopstone | Wiltshire | SN6 8PL

FINE & COUNTRY

CUES FARM STABLES

Cues Farm Stables is a very special and unique family home tucked away in the most wonderful setting in the sought-after village of Bishopstone.

Cues Farm Stables is a truly unique single-storey property set within two thirds of an acre of glorious grounds leading down to its own stretch of chalk stream, and with over 3,100 sq ft of accommodation including an attached annexe.

Originally converted from the stables belonging to the neighbouring farm, the current owners have extended and significantly upgraded this exceptional property and created a truly superb and versatile home, befitting of its wonderful setting.

The owners of this home have created a sophisticated yet practical home where the rooms flow perfectly together and every single room is finished to an exacting standard. This impressive property is completely versatile and the accommodation could be used to suit a variety of needs.

The annexe is truly superb and an extremely adaptable addition to the property. This part of the property can offer a fully independent and private space for a family member or tenant, or it can be enjoyed as a fantastic guest suite and an extension to the family home. It is a delightful space with its own entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

There are two reception rooms, a kitchen / breakfast room with utility and pantry, four double bedrooms, two bathrooms and a cloakroom in the main part of the property and you can access the annexe / additional two bedrooms from the hallway should you wish to integrate it.

Despite its grand proportions, this home has a real warmth to it and has clearly been designed to be a joy to live in. Cues Farm Stables is both versatile and practical, with all of the comfort and convenience of a modern home, with flexible space, a large gated driveway and delightful garden, all set within the most wonderful surroundings.



Step Inside

As you step through the front door, this property will both charm and wow you instantly, with an endless internal hall giving you a hint of the vastness of the property. This home is beautifully and tastefully finished throughout to create a neutral and light home, with ample versatile accommodation to suit most families' needs.

There is a generous yet cosy sitting room with a wonderful fireplace and large wood-burning stove and a large elegant dining room, both with French doors leading to the garden, letting the light and colour flood in and affording you glorious views of the garden and beyond. The dining room, also accessed from the hall, has wide folding doors to the sitting room, giving you the option to separate the two rooms or leave the doors folded back to create a fantastic open plan space, ideal for entertaining.

At the front of the property is a super kitchen / breakfast room with space for a large table and access to the utility / boot room and pantry.











The primary suite is simply wonderful, with views of the garden, ample fitted wardrobes and a super ensuite bathroom with separate shower. There are three further double bedrooms, a bathroom and a cloakroom in the main part of the property.

An internal door leads to the annexe which can either be completely self-contained or incorporated in to the main house.









Annexe

Adjoining the main house and linked by an internal door is the annexe. This part of the property can be completely self-contained as it has its own front door and its own access to the garden. The annexe has a wonderful sitting room with wood burning stove and French doors to the garden, a fitted kitchen, two bedrooms and a large shower room. This is a fantastic space and a great opportunity for multi-generational living or a secondary income. However, it has been designed so that the annexe can be integrated as part of the house adding two bedrooms and extra reception space to the main residence should you wish.







Step Outside

The gardens at Cues Farm Stables are breath taking and the property sits in approximately two thirds of an acre. There is a fantastic terrace under a pergola across the full width of the property overlooking the large lawn, woodland and fields beyond. Beyond the fenced lawn area, gates lead to the sloping woodland with steps down to your own stretch of chalk stream, with bridges across. The stream is magical but the main part of the garden is bordered by fencing with a gate to keep children and pets safe.

The main part of the garden has been kept as a large lawn area for children and pets to enjoy. However, it offers a fantastic opportunity for a keen gardener to develop further, with the added benefit of a sizeable summerhouse, which was the original chicken shed.

The property is approached by a large driveway set behind an electric gate. The long driveway sets the property back from the road, giving complete privacy and ample parking.







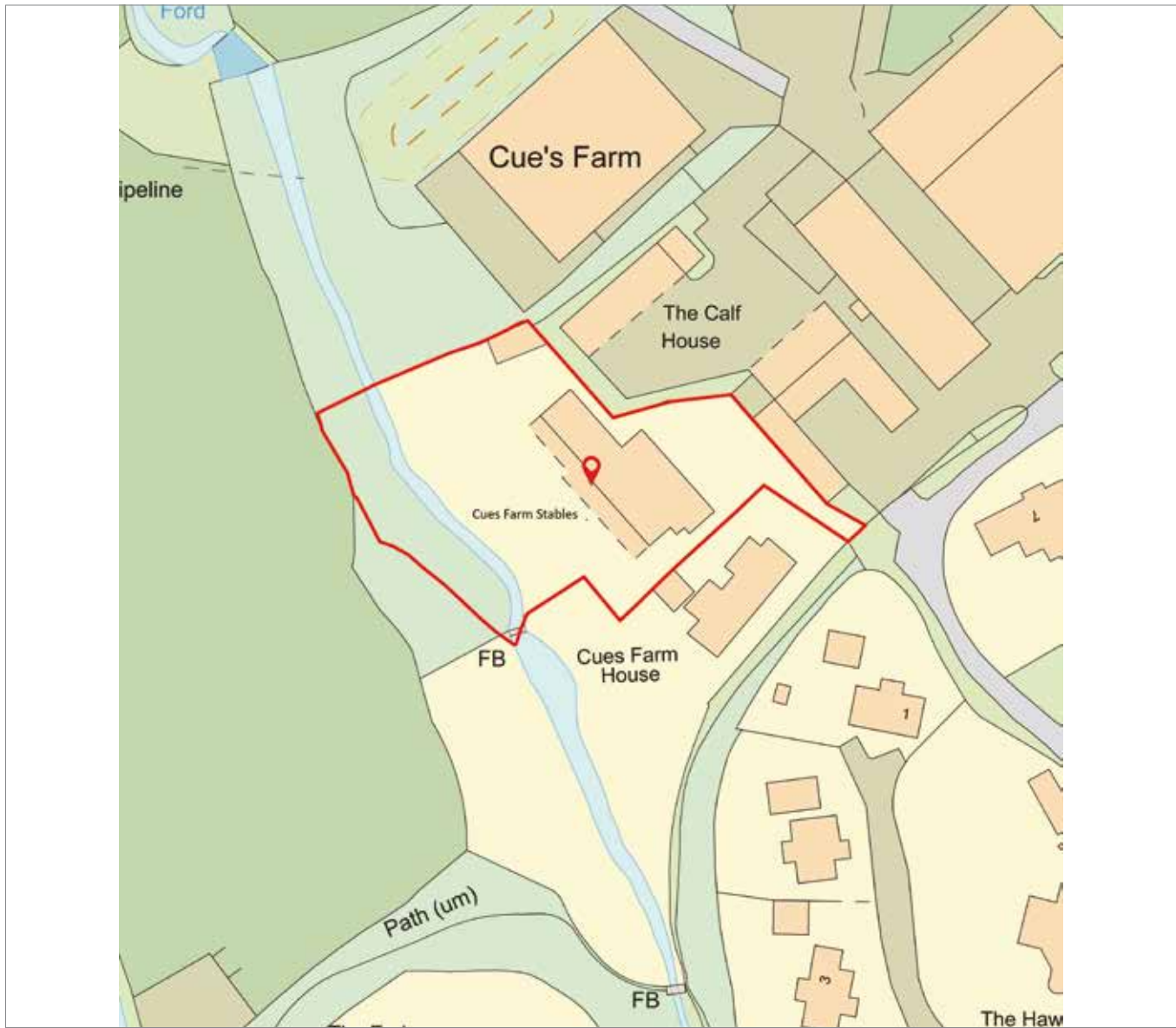
LOCATION

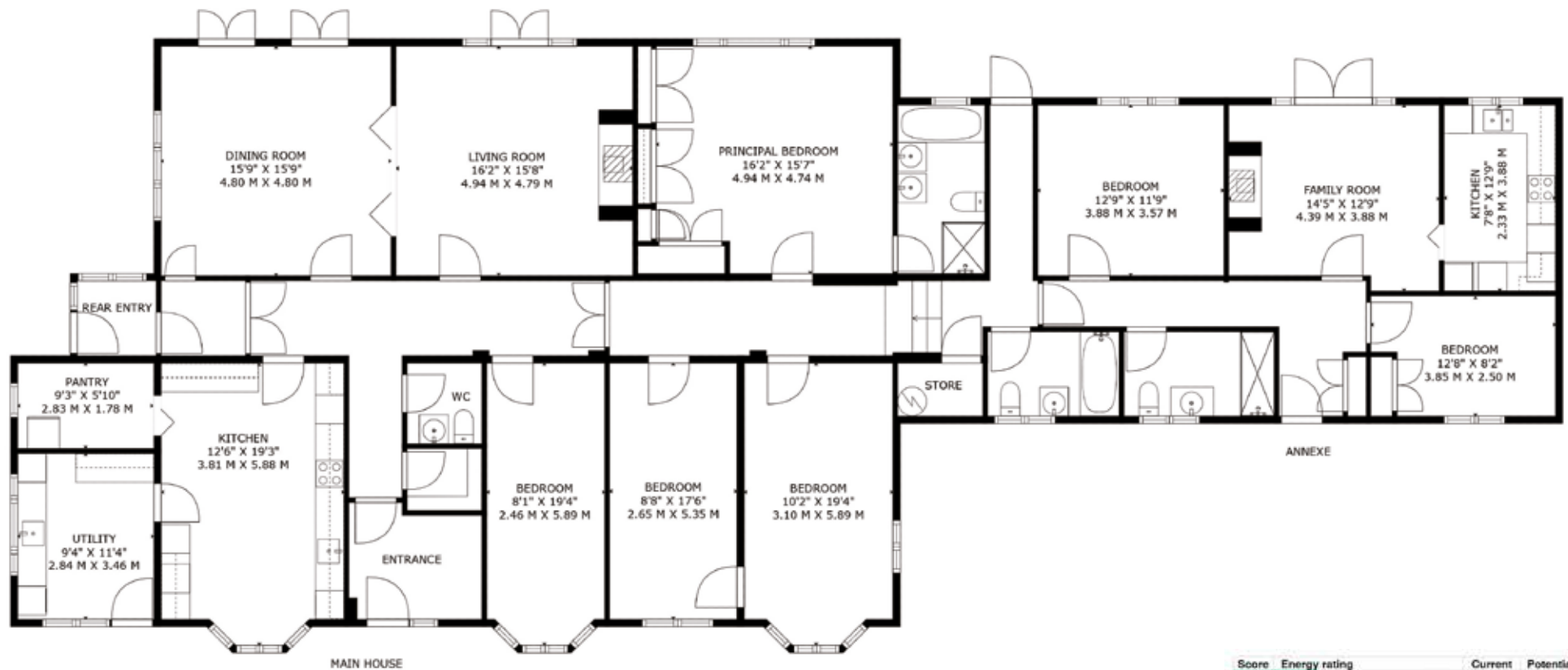
Bishopstone is a delightful rural village in an Area of Outstanding Natural Beauty in Wiltshire, peppered with unique and characterful homes and with a thriving community. The village is home to Helen Browning's Farm, The Royal Oak pub, an excellent pub serving great, local food, a village shop selling local produce and the beautiful St Marys Church dating back to the 12th Century.

Bishopstone has a small village Primary School and Nursery and Pinewood Prep School is just 2 miles away. There is a school bus from the village to the nearby Ridgeway Secondary School and it is also well placed for access to some of the County's most sought-after Independent Senior Schools.

The village is beautiful, centred around a pretty mill pond and chalk streams and you can access the extensive walks of the Ridgeway from your door. There is plenty more to explore and enjoy in the surrounding villages too. Bishopstone is a village where you can enjoy all of the peace, beauty and fresh air of the surrounding countryside, but the area has great transport links, with M4 motorway access just 3 miles from the village, and the A419 links to the M5. Swindon Station is approximately 5 miles away and with regular direct trains to London Paddington, Bath and Bristol.

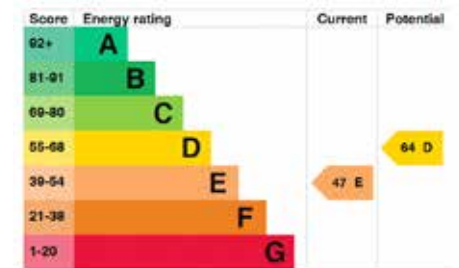






Council Tax Band: F
 Tenure: Freehold

Services: Mains electricity, water & drainage. LPG gas.
 There are covenants on the property – please speak with the agent for further information.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.12.2023







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

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