



Far Stanley Farm  
Far Stanley | Winchcombe | Cheltenham | Gloucestershire | GL54 5HF

FINE & COUNTRY

# FAR STANLEY FARM

*Nestled along a peaceful country lane, Far Stanley Farm is a five bedroom farmhouse surrounded by picturesque countryside with breathtaking views over the Cotswold Escarpment. Originally a modest Cotswold stone farmhouse, the property has been extensively extended and refurbished, transforming it into a versatile and luxurious family home.*

# KEY FEATURES

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- Fully refurbished detached Cotswold stone farmhouse
- Stunning views across the Cotswold Escarpment
- Circa 15.93 acres with stables and outbuildings
- Tennis court
- Three reception rooms
- Five bedrooms
- Four bathrooms
- Garaging with home bar/entertainment room above







# STEP INSIDE

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Nestled along a peaceful country lane, Far Stanley Farm is a five-bedroom farmhouse surrounded by picturesque countryside with breathtaking views over the Cotswold Escarpment. Originally a modest Cotswold stone farmhouse, the property has been extensively extended and refurbished, transforming it into a versatile and luxurious family home with approximately 3,995 sq st. of living accommodation.

Inside, the home retains a wealth of charming features, from exposed beams to open fireplaces but having been renovated by the current owner now incorporates modern luxuries throughout. The well-proportioned and balanced accommodation flows seamlessly from one area to the next, creating a tranquil living space.

The heart of the home is the open-plan kitchen, equipped with a completely restored Aga and ample space for a farmhouse table with a utility room and cloakroom beside. Double doors lead to the reception hall and continue into a vaulted ceiling sitting room with exposed beams and stunning fireplace with log burner. Towards the rear of the house is a formal dining room with feature fireplace and an additional sitting room or home office providing flexible living space.

A staircase in the original part of the house leads to two double bedrooms that share a Jack & Jill bathroom, with a third comfortable suite located on the second floor. The main staircase leads to the main bedroom with en-suite and dressing area. There is a further bedroom accessed from this staircase that benefits from its own bathroom.



























# STEP OUTSIDE

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To the front of the house, the triple garage features an upstairs room currently used as an exquisite bar and entertaining room which benefits from stunning views. The stable yard includes four loose boxes, a tack room, and a feed store, catering to equestrian needs.

The house is surrounded by gardens, including a formal south-facing garden and sun terrace at the rear, with views extending to the tennis court and countryside beyond, all set in approximately

15.93 acres. Adding to the charm of the property, a heritage steam railway operates between Cheltenham and Broadway, passing the farm at the far end of the fields, enhancing the idyllic rural setting.

Far Stanley Farm offers a unique blend of modern living and rural tranquillity, making it an ideal retreat for those seeking a serene countryside lifestyle.



# LOCATION

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The picturesque hamlet of Far Stanley offers excellent access to local towns and amenities, as well as the rolling countryside that defines this region. Bridleways and footpaths extend as far as Cleeve Hill common, providing endless opportunities for outdoor exploration.

Just a mile away lies the village of Gretton, home to a popular pub and a primary school. The quintessential Cotswold market town of Winchcombe is only three miles away, offering a wider range of shops, a supermarket, several pubs, restaurants, and Winchcombe secondary school.

Nearby Cheltenham is renowned for its vibrant cultural scene, hosting annual festivals dedicated to food, literature, jazz, and science. The town benefits from an eclectic mix of boutique shopping, diverse dining options, and world-renowned public schools. Additionally, Cheltenham is famed for being the heart of National Hunt horse racing.

Far Stanley provides a perfect blend of rural tranquillity and easy access to a wealth of local amenities, making it an ideal location for those seeking the best of both worlds.





# KEY INFORMATION



## Services, Utilities & Property Information

**Utilities** - Mains water and electricity. Oil fired central heating. Septic tank. There are maintenance costs for the septic tank - contact the agent for more information.

**Tenure** - Freehold

**Property Type** - Detached house

**Construction Type** - Standard

**Council Tax** - Tewkesbury Borough Council

**Council Tax Band** - F

**Parking** - There is garage parking for three cars and off-road parking spaces for approximately ten cars.

**Mobile phone coverage** - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

**Internet connection** - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed of 1,000 Mbps and highest available upload speed 1.000 Mbps – we advise you to check with your provider.

**Special Notes** - There are trees on the property with Tree Preservation Orders. Access may be required if the railway line at the bottom of the garden needs repairs. The property benefits from a pylon grant – please speak with the agent for further details.

**Directions** - Use postcode: GL54 5HF. What3words: ///farm.reduction.scavenger

**Viewing Arrangements** - Strictly via the vendor's sole agents Fine & Country Cotswolds on 01608 619919 or Abigail Sutcliffe directly on 07814731168.

**Website** - For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>



Total scanned area: 3995 sq. ft



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 10.06.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## ABIGAIL SUTCLIFFE

PARTNER AGENT

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I am a Partner Agent for Fine & Country covering the Cotswolds, Cheltenham and surrounding Gloucestershire areas. I have worked within the property industry since 2010, both in sales and lettings, which has given me a wide range of knowledge and experience. I have a hands-on approach with extensive expertise in the local area and have successfully navigated every stage of the selling and buying process to enable the best possible outcome for my clients.

Property is a real passion for me and in my home life my husband and I have successfully renovated four properties. My friends and family mean the world to me and when I'm not working I spend as much time with them as I can, exploring the local area.'

### Testimonials:

'Abi was instrumental in the sale of my property in Cheltenham town centre. It had been on the market for some time with another agent with limited interest from their prospective buyers. I changed agents to go with Abi based on a recommendation and couldn't have been happier with the service. There were potential buyers lined up and all conversations had with the interested parties were incredibly well communicated. Even when there were some hiccups along the way with conveyancing and lease details, Abi helped make the process go smoothly with her handling of the sale. Many thanks!'

'Abigail, was very professional and informative, always keeping me in the loop of progress. They were very accommodating as I wanted to visit the property numerous times. A truly professional service. Fantastic. Well done all.'

THE FINE & COUNTRY  
FOUNDATION

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