



Bandon House  
Church Lane | Toddington | Cheltenham | Gloucestershire | GL54 5DQ

FINE & COUNTRY



# BANDON HOUSE



*Welcome to Bandon House, an impressive and detached stone-brick architect-designed five-bedroom family home, located in the historic heart of Toddington, a sought-after Cotswolds village. Extensively extended and remodelled in 2009, this property has been finished to the highest standards and features a mature parkland garden of just over one acre. With its blend of traditional charm and modern amenities, Bandon House provides an ideal setting for both relaxed family living and sophisticated entertaining, offering complete privacy and seclusion, ample driveway parking, and a detached double garage, Bandon House is highly recommended for viewing.*

# KEY FEATURES

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- Detached Cotswolds stone-brick architect-designed five-bedroom family home
- Situated in a highly desirable Cotswold village
- Mature parkland garden of just over one acre
- Four reception rooms
- Five bedrooms
- Three bathrooms
- Large terrace with Haus electric awnings
- Large double garage
- Electric double security gates
- Mains gas and double-glazed throughout





# ACCOMMODATION SUMMARY

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## Ground Floor

The bespoke-made front door of Bandon House leads into a welcoming hallway, providing access to spacious and well-designed accommodation throughout. This property features higher-than-average ceilings, enhancing the sense of space and light. The ground floor presents four reception rooms, including a drawing room complete with a Cotswolds stone fireplace incorporating a Danish wood burner, perfect for cosy evenings. There is a fully-fitted kitchen/breakfast room which leads into a charming and functional ante-room opening onto the sunroom/dining room offering stunning views of the mature parkland garden and with double doors opening onto the terrace, which runs the full length of the house, providing a perfect spot for relaxation. There is a separate study ideal for a home office or a quiet reading area, utility room ensuring practicality with ample storage and workspace, cloakroom, two storage cupboards and a boot room convenient for outdoor wear and additional storage.





























# FIRST FLOOR

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The first floor of Bandon House features a galleried landing that leads to all five bedrooms, offering a seamless flow throughout the living space. Principal bedroom includes en-suite bathroom and overlooks the beautiful gardens, bedroom two also features an en-suite bathroom, three additional bedrooms all spacious and fitted with wardrobes, a large family bathroom services the remaining three bedrooms, providing ample and modern amenities.

Each bedroom is designed with comfort and functionality in mind, ensuring a peaceful retreat for every family member.





















# OUTSIDE

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Bandon House is accessed via electric double security gates that open to a spacious parking area for several vehicles, leading to a detached large double garage equipped with light and power.

The house sits in its own impressive grounds featuring a mature parkland-style garden spanning just over one acre. The meticulously landscaped garden has been designed by the current owners as an all-seasons garden with nature-friendly planting in mind. It includes young specimen and mature trees, shrubs, an orchard, several rose beds, and expansive lawns. Beyond the formal garden lies an enchanting area dedicated to wild Spring and Summer flowers, through which the River Isbourne flows, granting the property riparian rights.











# LOCAL AREA

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Bandon House is situated in the charming village of Toddington, surrounded by stunning countryside, much of which is designated as an Area of Outstanding Natural Beauty. The village boasts a stylish pub, a village store, a historic church, a modern village hall, and a nursery school. Nearby attractions include Sudeley Castle and Gardens, Hailes Abbey, Stanway Water Garden, and Toddington's steam railway.

Nestled between the picturesque village of Broadway and the market town of Winchcombe, Toddington offers easy access to an extensive network of footpaths through beautiful hills and countryside. Both Broadway and Winchcombe provide excellent amenities and restaurants. The village is served by a top-rated modern GP practice in Broadway.

Sporting facilities in the area include golf at Broadway, Naunton Downs, and Cleeve Hill; motorsport events at Prescott Hill Climb; National Hunt racing at Cheltenham, Stratford, and Worcester; sailing on the River Avon; hunting with the North Cotswold Hunt; and Premiership rugby at Gloucester.

The market town of Stow-on-the-Wold is 12 miles away, and the spa town of Cheltenham is within 10 miles, hosting numerous festivals, including cricket, food, literature, jazz, and music. Cheltenham also offers excellent schools, including Cheltenham College, Cheltenham Ladies' College, and Dean Close, along with a selection of grammar schools.

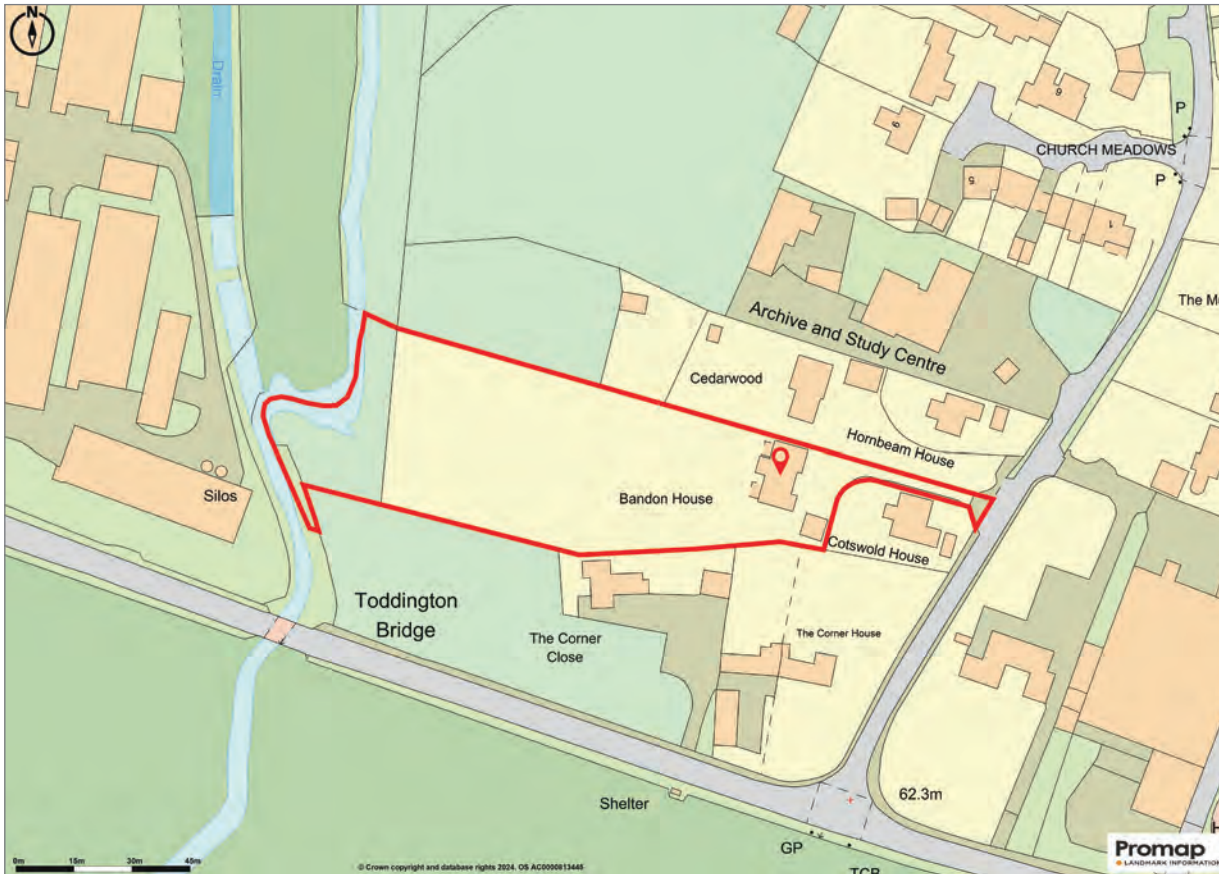
If you are looking for a property that offers an abundance of accommodation both inside and out, finished to the highest standards, with excellent road and transport links to Cheltenham, the Cotswolds, London (95 minutes by train from Moreton-in-Marsh), and Birmingham (45 minutes by train from Ashchurch), we highly recommend viewing Bandon House.







# INFORMATION



## Services, Utilities & Property Information

Utilities – Mains gas, electricity and water. Private drainage via a soak away and septic tank. Approximate annual cost for emptying the septic tank is £187. There will also be maintenance costs – please speak with the agent for more information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard - Cotswolds stone-brick and slate roof

Council Tax – Tewkesbury Borough Council

Council Tax Band G

Parking – Double garage accessed via electric security gates leading to a driveway and parking for six cars.

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

Internet connection – Ultrafast Fibre Broadband connection available – we advise you to check with your provider. Current broadband and landline provider BT.

## Directions

What3words ///thrashed.fancy.vowed - Please enter the postcode GL54 5DQ into your sat nav. As you approach the lane, you will find the property on your left, accessible through electric double gates.

## Viewing Arrangements

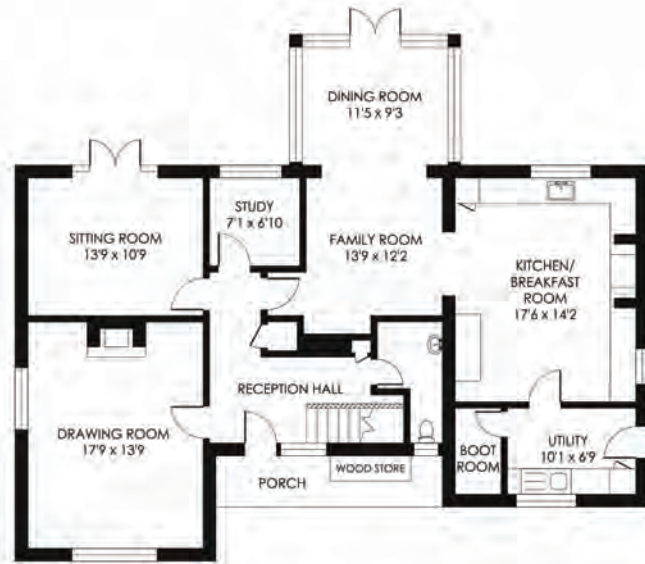
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

## Website

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



BANDON HOUSE, CHURCH LANE  
TODDINGTON, GL54 5DQ



GROUND FLOOR

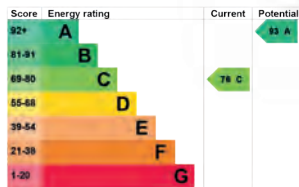


NOT SHOWN IN ACTUAL LOCATION/  
ORIENTATION

GARAGE



FIRST FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 2485 SQ FT  
 GARAGE : 315 SQ FT  
 TOTAL AREA : 2800 SQ FT

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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 19.08.2024









# FINE & COUNTRY

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*



## KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cotswolds and Cheltenham  
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email: kathryn.anderson@fineandcountry.com

I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

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*"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."*

*"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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