

established 200 years

Taylor & Fletcher



Wyck Hill Court Barn

Wyck Hill, Stow-On-The-Wold, GL54 1HY

Guide Price £1,100,000



Wyck Hill Court Barn

Wyck Hill, Stow-On-The-Wold, GL54 1HY

A recently converted and extended contemporary detached house occupying a superb elevated position at Wyck Hill with light, spacious accommodation and enjoying far reaching views over the Windrush Valley.

LOCATION

Wyck Hill comprises a small selection of houses in an elevated position to the South of Stow-on-the-Wold (2.5 miles), an attractive market town with the Parish Church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school. Bourton-on-the-Water is 4.5 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. Burford is 7.5 miles to the South East and also has an excellent range of shops, restaurants and public houses, a parish church and local schools.

There are train stations at Moreton-in-Marsh (6.5 miles) and Kingham (5 miles) with services to London Paddington via Oxford and Reading.

Cheltenham, 19 miles to the West, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

DESCRIPTION

Wyck Hill Court Barn comprises a substantial and beautifully presented detached house of unique contemporary design and recently extended with Cotswold stone elevations and part oak clad elevations under a plain concrete tiled roof on a quarter acre plot. The accommodation and design take advantage of the superb location being South facing with the principal reception rooms comprising a sitting room and a large open plan Kitchen/family room, both enjoying bifold doors leading out to the terrace and garden to the front of the house. On the ground floor there is also a further bedroom and bathroom. On the first floor the second bedroom also has three quarter height windows enjoying the superb views. The master bedroom has an ensuite shower room, an oak balcony and there is a further bedroom and a bathroom. The property has underfloor heating throughout the ground floor and radiators on the first floor all heated by a Mitsubishi ASHP. The property is set at the end of a driveway accessed via shared electric gates. The property has a large detached double oak doored garage, gravelled parking and a good sized garden laid mainly to lawn.

Approach

A double glazed front door with matching panels to either side and outside light lead to

Reception Hall

with oak floor throughout, stairs rising to first floor and solid timber door to

Sitting Room

with double glazed bifold doors to the front of the house and matching double-glazed French doors to the front terrace and separate double-glazed casement to side elevation. From the hall two steps down to the

Kitchen / Dining room / Living Room

with a bespoke fitted kitchen with handmade solid timber units and wide double glazed bifold doors leading out to the front terrace. Portrait picture double glazed window with lovely views out across the Windrush valley and two pairs of double-glazed casement windows to the rear elevation. Bespoke fitted kitchen with marble work tops with one and a half bowl stainless steel sink unit with chrome boiling water mixer tap, AEG induction hob and glazed AEG brushed stainless steel extractor over. Comprehensive range of below work surface cupboards and drawers, built in wine cooler, built in AEG dishwasher. Three quarter height unit to one side with extensive built in larder cupboard with bespoke fitted shelves and draws, built in freezer, built in refrigerator and built in double oven / grill with cupboards above and draws below. Matching island unit with breakfast bar with matching marbled worktop and built in cupboards. Oak floor throughout and recessed ceiling spot lighting. From the kitchen a solid timber door to the

Utility

with continuation of the oak floor, oiled handmade solid timber worktop with a stainless-steel sink unit and chrome mixer tap with built in cupboards below, space and plumbing for washing machine. Doors to deep built in cupboard also housing the pressurized hot water cylinder. From the reception hall a solid timber door to

Downstairs Bathroom

with tiled floor, panelled bath with matching tiles and surround, low level w/c, wall mounted hand wash basin with chrome mixer tap with a demisting / lit mirror above and built in cupboard below. Recessed ceiling spotlighting and opaque double-glazed casement to rear elevation, heated chrome towel rail. From the hall solid timber door to





Bedroom 4 / Study

with double glazed casement window overlooking the rear garden.

From the hall staircase with timber handrail and balustrade rise via quarter landings to the

First Floor Landing

with Velux roof light to the front of the property and solid timber door and steps down to the

Principal Bedroom

with two roof lights to front elevation and double-glazed French doors leading out to the balcony with glazed balustrade and timber handrail and enjoying lovely views out over the Windrush valley. Recessed ceiling spotlighting. From the bedroom door to

En Suite Shower Room

with tiled floor, dual ceramic sinks with chrome mixer taps with demisting / lit mirror above and built in draws below. Chrome heated towel rail, low level w/c and deep walk-in shower with glazed sliding doors and chrome fittings and separate handset shower attachment. Recessed ceiling spotlighting. From the landing door to

Bedroom Two

with a panoramic view over the gardens to the Windrush valley with three quarter height double glazed casements to the front and side elevations. From the landing solid timber door to

Bedroom Three

with deep roof light to rear elevation and painted timber doors to built in wardrobe. From the landing solid timber door to

Shower Room

with tiled floor, ceramic sink and chrome mixer tap with tiled splash back, above there is demisting / lit mirror. Low-level w/c, chrome heated towel rail and deep walk-in shower with chrome fittings, recess and handset shower attachment. Recessed ceiling spotlighting.

OUTSIDE

Wyck hill court barn is approached via shared electrically operated gates with Wyck hill court leading in turn to the private gateway and gravelled driveway leading down to Wyck hill court barn.

The property is set at the rear of a very generous plot enjoying superb views to the southwest. Set to the side of the drive is a raised lawn with the remainder of the garden laid to lawn with a raised border and paved terrace to the front of the house. The gravel driveway continues past the side of the house to the attached DOUBLE GARAGE with two pairs of solid timber doors with power light and separate pedestrian door leading to the rear of the house.

SERVICES

Mains Electricity and water. Private drainage system.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band to be confirmed.

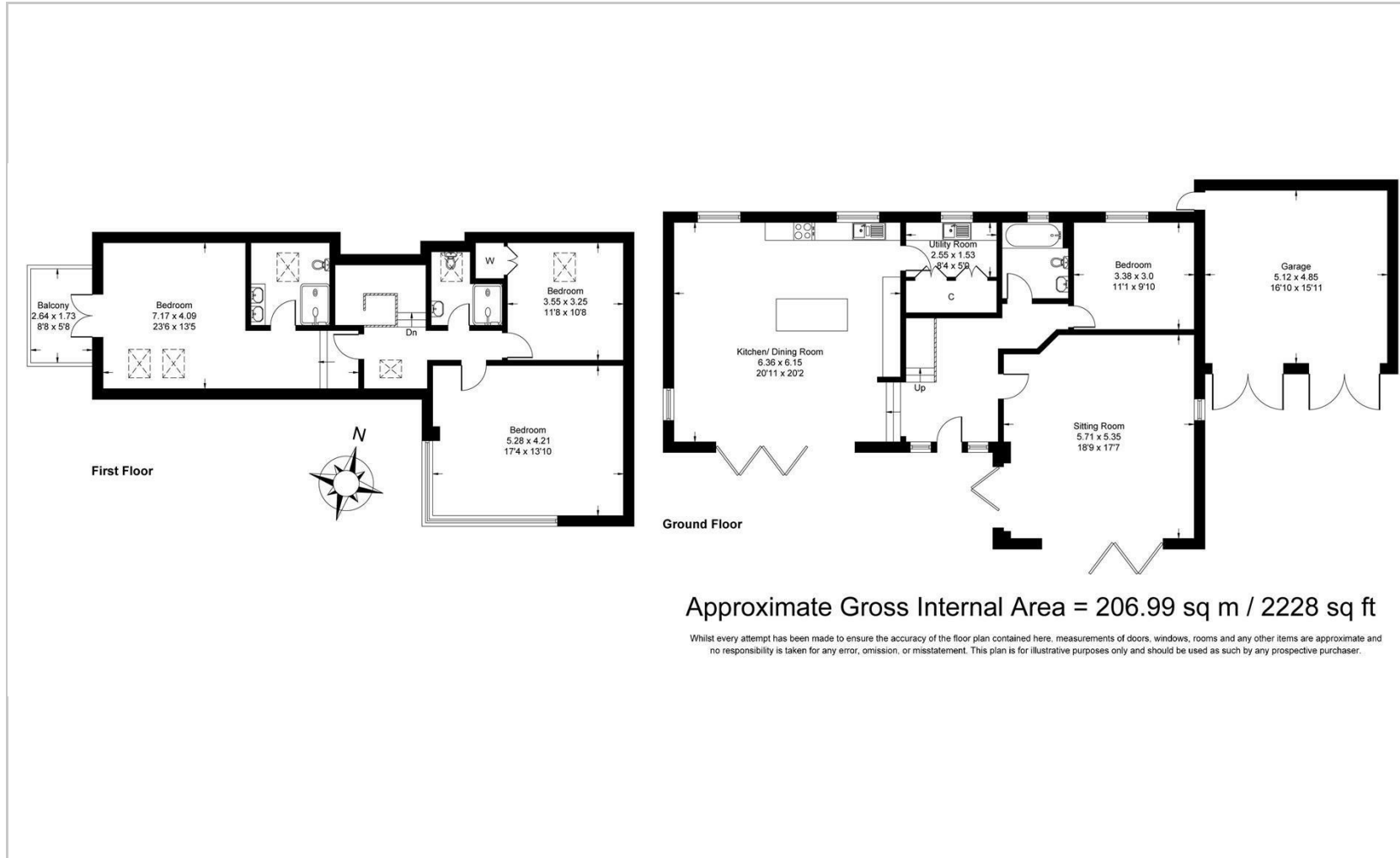
DIRECTIONS

Leave Bourton-On-The-Water on the A429 Fosse Way heading in a northerly direction towards Stow-On-The-Wold. At the bottom of Stow Hill turn right onto the A424 towards Burford. Continue for approximately 1.5 miles and there will be a selection of properties just after the Wyck Hill Court Hotel, with a pair of electric gates. Proceed through the gates and the driveway to Wyck Hill Court Barn will be found in front of you.

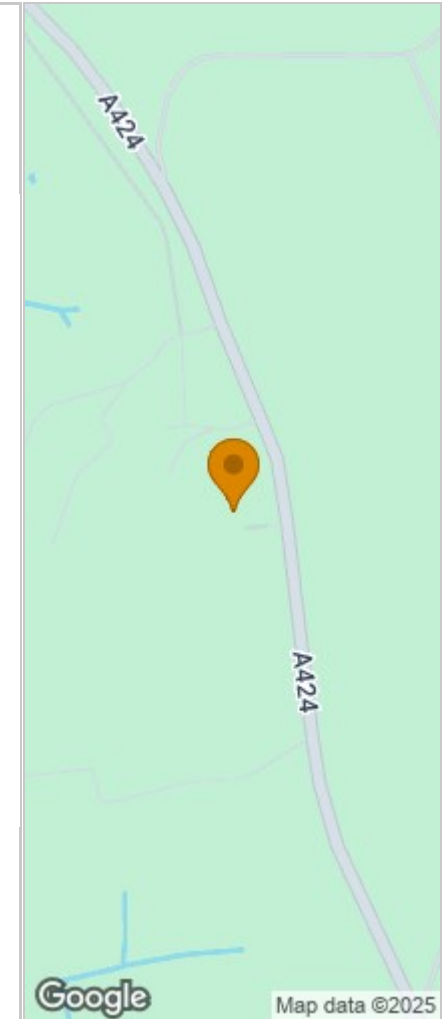
What3words - [tasters.handle.scrub](https://www.what3words.com/)



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	