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# Tayler & Fletcher



## South Farm House

Shipton Oliffe, Cheltenham, GL54 4JF

**Guide Price £1,750,000**











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*A substantial detached Grade II Listed Farmhouse in need of some updating and improvement set within its own formal and informal grounds incorporating tennis court and adjoining the village stream with the "Option" to purchase an adjacent 3 bed detached cottage known as The Stable House - separate sale particulars are available.*

## LOCATION

South Farm House occupies a peaceful setting on the Eastern edge of the popular village of Shipton Oliffe conveniently located just off the A40 and A436. The village has an active community centred around the Village Reading Room (Hall) with various clubs and events, together with St Oswalds Parish Church. The Frogmill Pub and Restaurant is set on the edge of the village, while the nearby village of Andoversford provides a shop, filling station, pubs and village primary school and Golf Club. The regions major commercial and cultural centres of Cheltenham, Gloucester and Cirencester are within easy travelling distance, providing a comprehensive range of hospitals, shops and services as well as the various Cheltenham Festivals. There is excellent schooling in the area including The Cotswold Academy, Cheltenham College, Dean Close, Cheltenham Ladies' College, Malvern College, Malvern St James and Rendcomb College. The surrounding Cotswolds provide for a wealth of rural pastimes and leisure pursuits.

## DESCRIPTION

South Farm House comprises a substantial detached Grade II Listed house of Cotswold stone elevations and occupying a beautiful position on the edge of the village with a fine backdrop of mature trees and woodland and adjacent to the village stream - a tributary of the River Coln. The original house is believed to date from the mid 1800s with accommodation arranged over three floors and subsequently extended with an impressive Northern wing in the 1970's in matching materials. The property would now benefit from some updating and improvement, subject to any necessary consents. The house is set centrally within extensive partly walled gardens and grounds with formal lawns, beds and borders together

with less formal orchards, Mature woodland and a tennis court. There is a generous parking area with adjacent garaging and outbuildings and set to the other side of the lane is a further area of amenity land and mature woodland. In all the main property extends to approximately 4.34 acres.

Available as a separate option to the South of the main house and accessed separately is a further detached 3 bedroom Cotswold stone cottage.

## THE FARM HOUSE ACCOMMODATION

Arranged over three floors the Farm House provides extensive accommodation with three formal Reception Rooms set off the main Hall, all taking advantage of the lovely mature setting with dual aspects from all three rooms, the impressive Drawing Room having particularly fine proportions and a deep bay window overlooking the walled formal gardens to the side of the house.

The ground floor accommodation continues with a fitted Kitchen / Breakfast Room, Morning Room, Study, Utility, Cloakroom and a Secondary Staircase Hall.

The First Floor may be approached via two staircases with three Principal Bedrooms, together with two further Double Bedrooms and two Bathrooms. On the Second Floor there are two additional Double Bedrooms, a Bathroom and separate Cloakroom.

## OUTSIDE

South Farm House is approached from the village lane via a wide entrance, leading to a tarmac parking area with Cotswold stone walls surrounding and in turn leading to an attached double Open fronted Garages with stone



surrounds and with a timber staircase to one side rising to the first floor, which is subdivided into two Storage Rooms/former Playrooms. Set to the Eastern corner of the drive is a substantial Detached Garage Building of Cotswold stone elevations under a Cotswold stone slate roof and comprising two single garages with single up and over doors, adjoining store and with an external stone Tallett staircase rising to a first floor storeroom.

South Farm House is set within extensive charming gardens and grounds that surround the property with a paved terrace to the front and ornamental gardens principally to the side and rear with separate gate back to the lane and surrounded principally by a high Cotswold stone wall with an ornamental pond to one side and specimen trees and shrubs. A path continues around the rear of the property to the rear vegetable gardens with Detached Greenhouse with a Cotswold wall subdividing to the Orchards and adjoining the village stream. There is a wide paved terrace immediately to the rear of the house and a substantial timber wood store to the end and herbaceous shrubs and borders surrounding. A gate leads out to the less formal grounds to the rear and in turn a separate gate leads through to the Tennis Court.

Set on the other side of the lane is a charming informal area of mature woodland with natural spring and accessed via a bridge and including some fine specimen mature trees.

In all the property extends to approximately 4.34 acres.

### SERVICES

Mains Electricity and Water are connected. Electric heating. Private Drainage System

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band G. Rate Payable for 2025/ 2026: £3,757.50

### TENURE

Freehold with Vacant possession upon completion.

### DIRECTIONS

Approaching via the A40 from Oxford / London, proceed West from the roundabout at Northleach for 4 miles passing the former Puesdown Inn and the turnings for Compton Abdale and Hazleton and take the next right hand turn signposted Shipton. After approximately 1 mile upon entering the village South Farm House will be found on the left hand side just before dropping down to the ford/bridge.

What3Words: [///state.hazelnuts.dose](https://www.what3words.com/#!/state.hazelnuts.dose)





Approximate Gross Internal Area = 451.6 sq m / 4861 sq ft

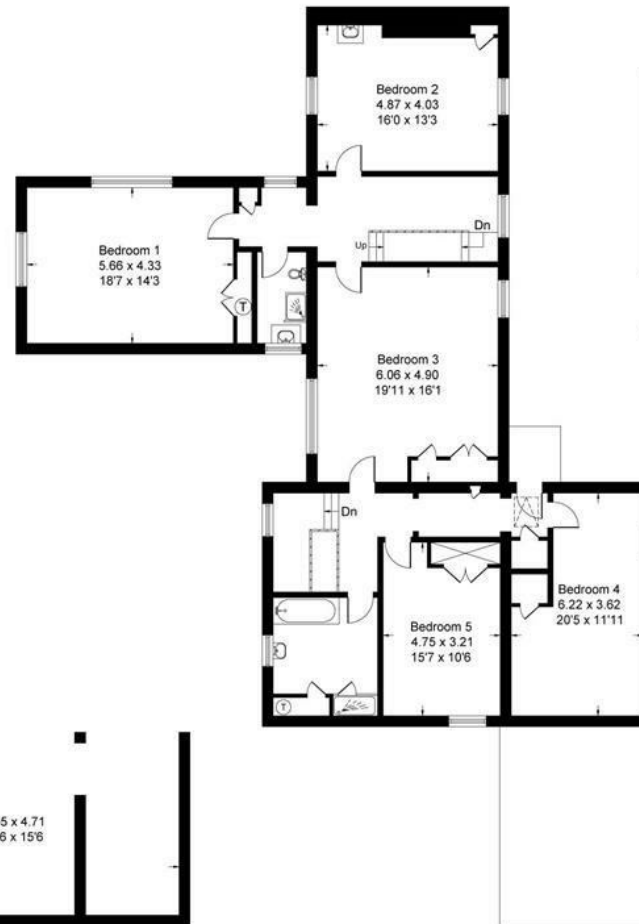
Garage = 26.9 sq m / 289 sq ft

Store = 38.58 sq m / 415 sq ft

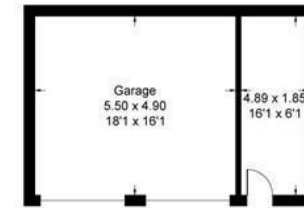
Total = 517.08 sq m / 5565 sq ft



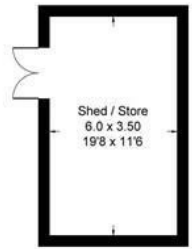
**Ground Floor**



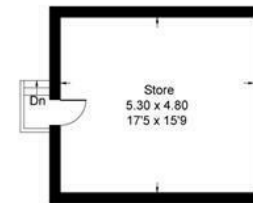
**First Floor**



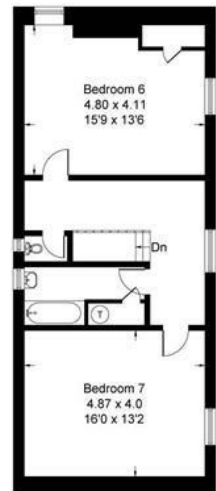
**Garage**



**Shed / Store**



**Store**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





## Location 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 