



The Round House, Paxford, Gloucestershire

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An exceptional Grade II listed Cotswold stone house, beautifully maintained with pretty rural views. The property provides versatile living accommodation and is situated in an elevated position on the edge of the village.

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## Summary of accommodation

### Main House

**Ground Floor** – Entrance hall | Family room

Gym/office/dressing room with large en suite bedroom

adjacent | Kitchen breakfast room | Sitting room/playroom

Drawing room | Snug/sitting room

**First Floor** – Principal bedroom with en suite

Three further double rooms, one with en suite and a family bathroom

### Self-Contained Annexe

Bedroom | Open plan kitchen/sitting room | Shower room

### Outbuildings

Double garage | Store

### Garden and Grounds

Swimming Pool | Terraces

Formal mature gardens | Orchard

**House: 364 sq m (3,920 sq ft)**

**Annexe / Outbuilding: 81 sq m (873 sq ft)**

**Total: 445 sq m (4,793 sq ft)**

**In all approximately 5 acres**



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## Paxford

The Round House is located on the edge of the pretty and sought after village of Paxford, approximately 2 miles east of Chipping Campden, north of Stow-on-the-Wold and within a short drive of Moreton in Marsh with a direct train link to London Paddington.

The village is well preserved with a traditional layout and is attractive with a range of attractive Cotswold homes. Day to day amenities can be found at nearby Moreton-in-Marsh, Chipping Campden, Blockley and Shipston on Stour. A wider range of shopping and leisure facilities can be found at Stratford upon Avon, Cheltenham and Oxford.

There are excellent state, private and grammar schools in the area to suit most requirements including the much sought after Chipping Campden High School, St Catherine's, Blockley Primary school, Kitebrook House prep school, the well-known girls and boys schools in Cheltenham and an extensive range of schooling in Oxford.

Paxford is well placed for access to the main communication routes, with the M40 and M5 providing access to London, Birmingham, the West Midlands and the wider national motorway network. Mainline rail services run from nearby Moreton-in-Marsh direct to London Paddington in 1 hr 30 mins.

Sporting facilities in the area include racing at Cheltenham and Stratford as well as numerous point to points in the area including Paxford. Golf at Broadway, Cheltenham and Evesham. There are theatres in Stratford upon Avon and Chipping Norton. Country shows, art fairs, Christmas fairs and literary festivals at various times throughout the year and across the region. The Cotswold AONB provides a number of attractive walks and the whole area is well stocked with excellent pubs and places of interest such as Daylesford Organic and Soho Farmhouse.





## Distances

Chipping Campden 2 miles, Shipston on Stour 5 miles, Moreton in Marsh 5 miles (trains to London Paddington from 90 mins), Broadway 8 miles, Stratford upon Avon 13 miles, Cheltenham 24 miles.

(Distances and time approximate)

## The Round House

The Round House derives its name and architectural inspiration from a distinctive circular structure dating back to the early 19th century. Originally a component of the farm buildings associated with Paxford House.

In 1999, these charming vernacular buildings underwent a clever transformation, becoming the central core of a country residence meticulously designed by a local Cotswold architect. During the current ownership the property has been extended and modernised to provide the most wonderful and unique Cotswold property. The ambiance and charm of its original period structures has been blended well with the modern extensions and overall internal modernisation.

The living accommodation is bright and spacious with generous reception space throughout that has the benefit of wonderful views across the mature gardens. Bedroom accommodation is well proportioned with five double bedrooms, three en suites and a family bathroom in the main house and a well appointed one bedroom annexe in the courtyard.

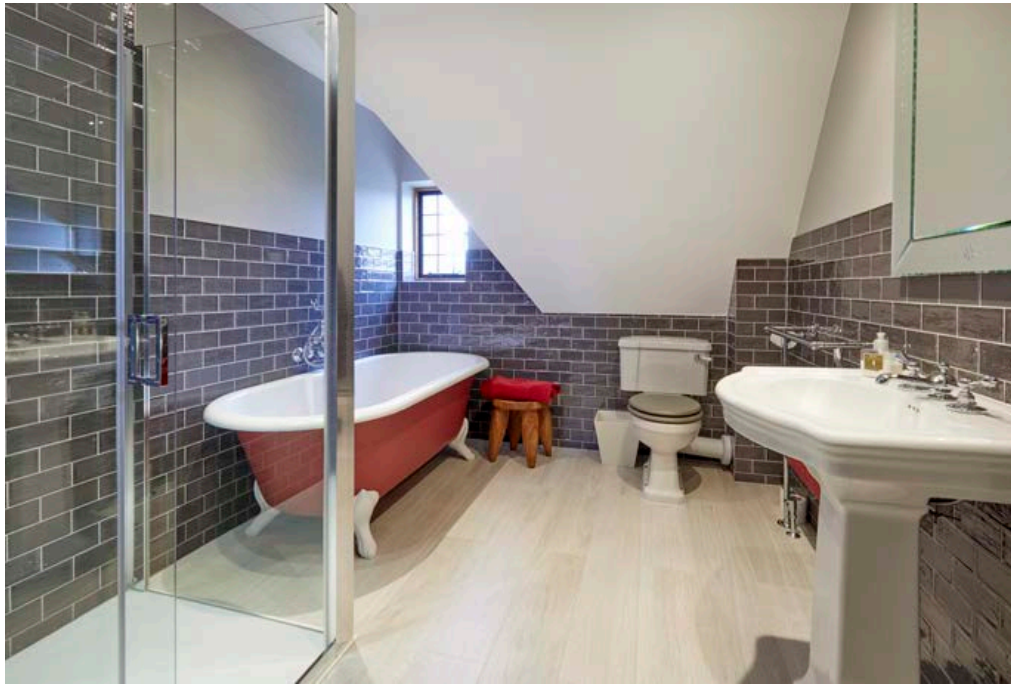












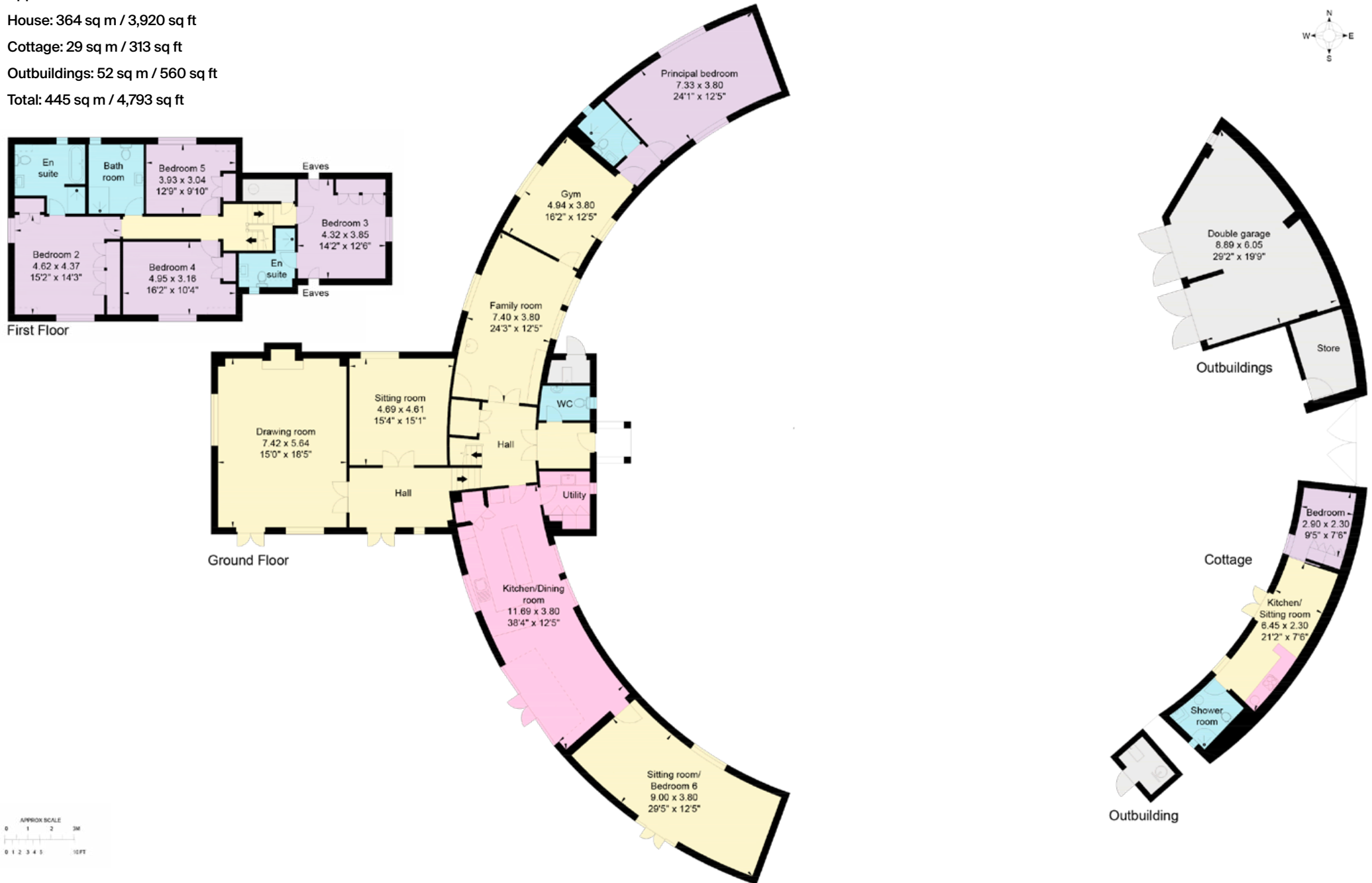
Approximate Gross Internal Floor Area

House: 364 sq m / 3,920 sq ft

Cottage: 29 sq m / 313 sq ft

Outbuildings: 52 sq m / 560 sq ft

Total: 445 sq m / 4,793 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



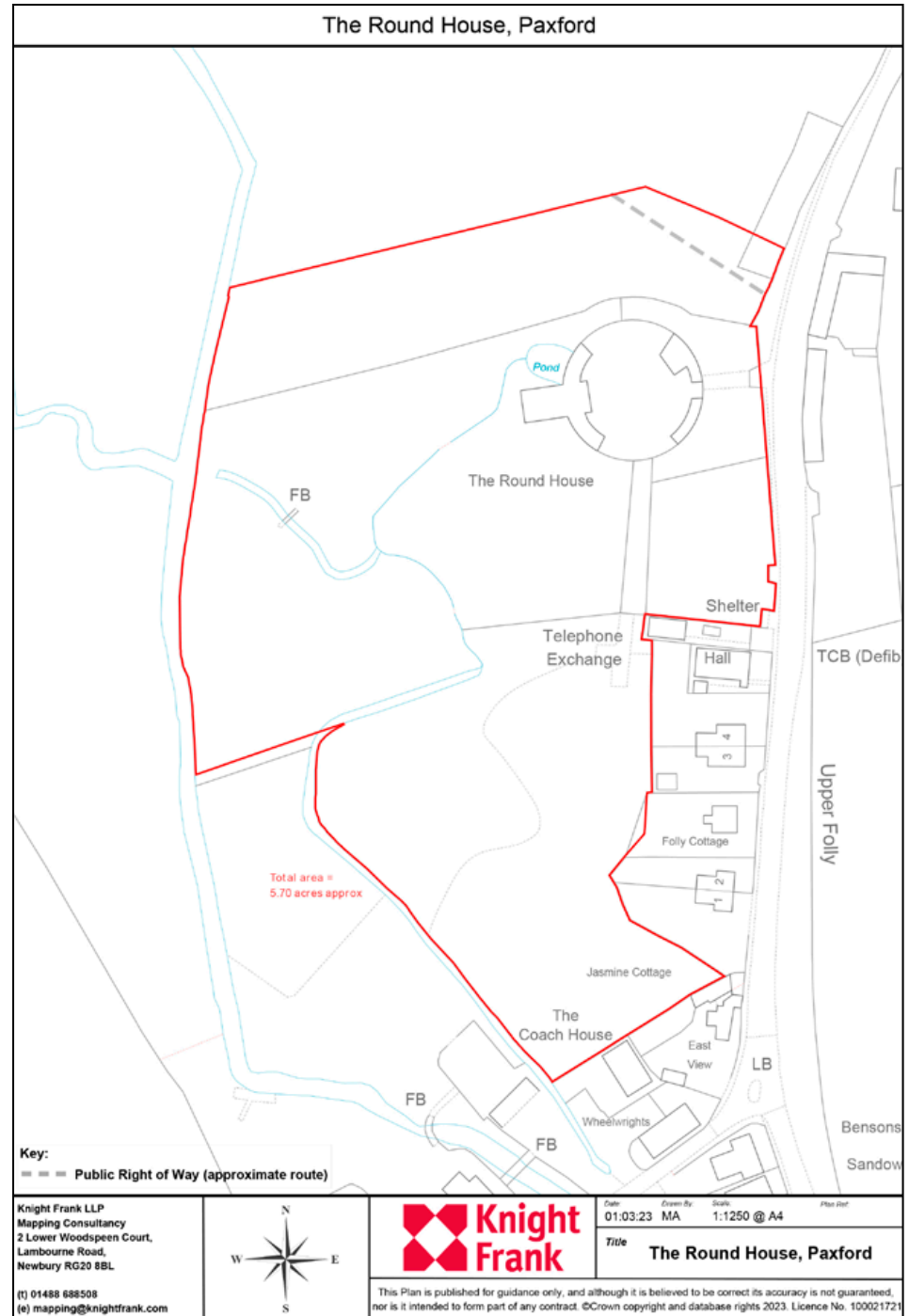
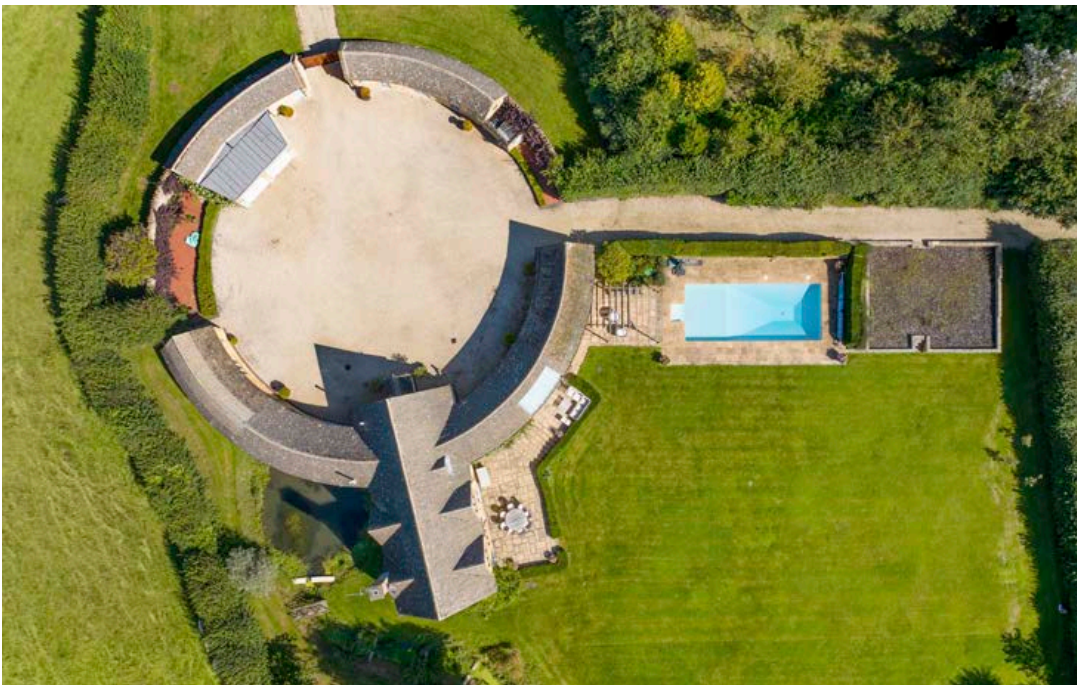


## Garden and Grounds

Nestled within approximately 5 acres of beautifully landscaped gardens and grounds.

The Round House enjoys a great deal of privacy with the benefit of far-reaching Cotswolds views. At the rear of the property the heated swimming pool and terrace off the kitchen provide the perfect outdoor entertaining space and offers great spaces for further development if required and subject to the necessary consents.

At the front, the property is approached over a gravelled drive through electric gates with ample parking and a double garage and store.





## Property information

**Tenure:** Freehold.

**Services:** Mains water, electricity, and drainage. Oil fired central heating.

**Local authority:** Cotswold district council. Tel: 01285 623000

**Council Tax:** Band H

**Rights of Way:** A public footpath crosses a small section of recently acquired farmland to the North. Please ask Knight Frank for further information.

**Listing:** The property is Grade II listed

**What3words:** ///slicing.necklaces.liquids

**Postcode:** GL55 OXP

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated March 2023.

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