



UPPER SWELL FARM

STOW ON THE WOLD • GLOUCESTERSHIRE



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*Stow on the Wold 1.5 miles, Moreton in Marsh 5 miles, Kingham Station 6.5 miles (London – Paddington from 90 minutes),
Chipping Norton 10 miles, Cirencester 20 miles, Cheltenham 24 miles, Oxford 30 miles, London 83 miles.
(All distances and times are approximate).*

*A beautiful Cotswold Stone house in a stunning location
with idyllic rolling countryside.*

Summary of Accommodation:

Lot 1: - Principal house with six bedrooms and five reception rooms • Indoor swimming pool and Citrus House
Beautiful gardens and grounds, with fishing on the River Dikler running through the woodland
The long barn providing versatile secondary accommodation
Coach house includes a studio flat, ideal for visitors or staff
A traditional threshing barn retaining original for entertaining or recreational use

Lot 2: A series of paddocks that enjoy far reaching views across the valley
A traditional agricultural barn, lying within the domestic curtilage with potential for alternative uses, subject to planning

Lot 3: A self-contained residence ideal for multi-generational living, staff accommodation or successful holiday let
Separate cottage with one bedroom, kitchen, sitting room and yard • Stables and tack room

Available as a whole or in 3 Lots - total acreage 24.61 acres



SITUATION

Upper Swell Farm lies on the edge of the picturesque village of Upper Swell, set within the rolling Cotswold countryside, just beyond the historic market town of Stow-on-the Wold (1.4 miles). The village sits above the River Dikler and is composed largely of traditional stone houses, alongside a fine example of a Norman church. Amenities are plentiful in Stow-on-the-Wold one of the most coveted Cotswold market towns, with a varied collection of independent shops, antique dealers, delicatessens, restaurants and a super market. The home is situated within the ‘golden triangle’ encompassing Chipping Norton, Stow-on-the-Wold, and Burford.

The surrounding area is rich in lifestyle and leisure opportunities with Daylesford Organic providing exceptional organic produce, spa, members club, clothing and homeware; world – class racing at Cheltenham; and two exceptional members club destinations, Estelle Manor and Soho Farmhouse, 24 and 18.8 miles away, respectively. Golf can be enjoyed at a number of respected courses, including Broadway, Naunton Downs and Wychwood. The local area offers a rich array of traditional country pursuits. For equestrian enthusiasts, there are bridleways in abundance, as well as point-to-points and meets at Cheltenham Racecourse. The are also has ample scenic footpaths and vistas.

For a larger range of amenities the regency spa town of Cheltenham is just 17.4 miles not forgetting it’s vibrant cultural scene as host to a full calendar of jazz, literary, science and racing festivals. Oxford is 31.6 miles South – East, and one of the most historic, architecturally as well as academically distinguished cities in England. Other towns such as Cirencester and Stratford Upon Avon, provide varied amenities including the world-famous Royal Shakespeare Theatre.

Upper Swell is conveniently located for those needing to travel with Moreton-in-Marsh station 5.6miles away, providing direct rail services to London Paddington (from 1hr 26 minutes).

SCHOOLING

The area is exceptionally well served by both state and independent schools, making it a popular choice for families wishing to balance rural life with access to first-class education. Popular independent options include Cheltenham College, Cheltenham Ladies’ College, Dean Close and Tudor Hall. The Cotswold School is a well-regarded state academy in nearby Bourton-on-the Water. Preparatory schools include, Kitebrook, Swell CofE Primary, Hatherop Castle and a little further afield, The Dragon School, St Hugh’s and Summerfields in Oxford.



DESCRIPTION

Upper Swell Farm offers a magical setting for family living and entertaining and has been extended and sympathetically updated to a high standard. Attention to detail has been a priority and today this elegant family home is immaculate and beautifully presented throughout. There is a stunning landscaped garden incorporating the new parking area to the front of the house and an apple orchard. Throughout the property, contemporary elements complement the period features including open fireplaces, leaded light Cotswold stone mullioned windows, some of which have seats, wood panelling, Cotswold flagstone floors, exposes beams and ‘A’ frames.

The property has been re-wired, re-plumbed with a Cat 7 wiring system and Internet ports together with a sophisticated and efficient heating system with some rooms having the benefit of under floor heating and double glazed windows. There is a Sonos sound system allowing control of music to the principle rooms. The Long Barn has been converted



6 - UPPER SWELL FARM, Gloucestershire



At the heart of the home lies a spacious and light-filled and handmade country kitchen, positioned to overlook the formal gardens and out-door entertaining spaces. Finished with Calacatta marble worktops, underfloor heating and warm wooden floors, this space combines comfort with craftsmanship. A cosy seating area with a wood burner that leads up to an elegant vaulted breakfast room, framed by impressive arched glass doors that open onto the southern terrace. As with the rest of the house, the kitchen is defined by meticulous attention to detail, from bespoke shutters to sliding mesh panels that allow fresh air in while keeping insects out. A utility space lies just off the kitchen, with a short flight of steps leading down to a cloakroom, wine store, pantry and laundry room. A rear entrance opens into a generously sized boot room, ideal for muddy boots and dogs after long countryside walks. This in turn, leads via a glazed walkway to a wood-panelled study, currently arranged as a snug this room offers a quiet place to read, work or enjoy the views down to the river.

The drawing room spans the full depth of the north wing and is wonderfully bright, with a triple aspect framing views over manicured gardens and rolling hills. This impressive room is suited to entertaining with it's elegant proportions, a stone fireplace and French doors that open onto a south-facing garden, seamlessly connect indoor and outdoor living.





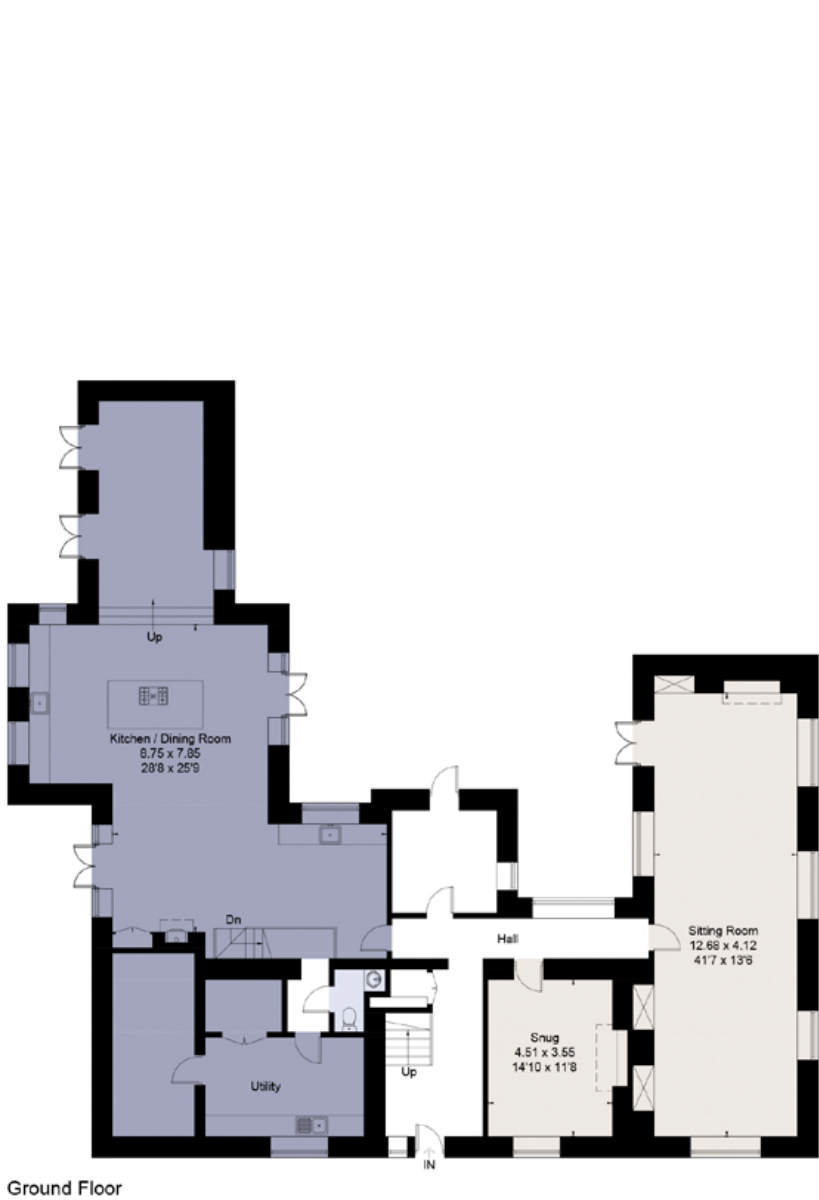
A graceful curved staircase rises from the main entrance hall to a mid-level mezzanine, where a study or further reception area enjoys elevated views over the grounds, fine oak floorboards, an elegant Juliet balcony and a discreet cocktail bar tucked behind a panelled door.

The principal bedroom suite occupies its own private section of the first floor and enjoys uninterrupted south and westerly views over the surrounding parkland. Thoughtfully designed, it includes 'his and hers' dressing areas, a generously proportioned bathroom and is completed by a Juliet balcony. Along the main corridor are two further guest bedrooms each with ensuite bathrooms finished to an exacting standard. The second floor is currently arranged as a dedicated area for children, with two bedrooms, a playroom, family bathroom and separate nanny suite accessed by a private staircase offers excellent privacy and flexibility for families.

Approximate Gross Internal Area

Upper Swell Farm: 561.0 sq m / 6,039 sq ft

Not to scale. For identification purposes only.



Second Floor



Approximate Gross Internal Area

Outbuildings: 668.1 sq m / 7,191 sq ft

Garage: 54.1 sq m / 582 sq ft

Total: 722.2 sq m / 7,773 sq ft

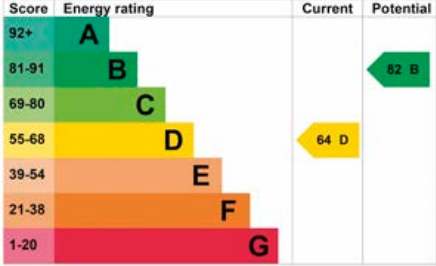
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Upper Swell Farm



Homefield House Annexe



The Studio Flat



Homefield House



The Long Barn





Lot 2

GARDENS AND LAND

The landscaped gardens wrap around the principal house offering privacy and a series of well-conceived outdoor spaces. A variety of stone terraces face south and west, creating perfect spots for al fresco dining and entertaining, whilst neatly clipped lawns, topiary and mature trees bring structure and seasonal colour. A productive orchard and vegetable garden add to the sense of self-sufficiency and rural charm. Below

the house, the land gently slopes towards a small area of woodlands and the River Dikler, which meanders along the boundary. The property benefits from riparian rights, and this stretch of the river is home to wild trout, offering peaceful fishing in an idyllic setting. It is worth noting that the grounds are enclosed by a Cotswold stone wall, keeping children and animals secure but without compromising the outlook.







Lot 3 - Homefield House

ANCILLARY ACCOMMODATION

Upper Swell Farm is a fine example of compound living with a rare array of flexible living spaces across the estate.

THE LONG BARN

The Long Barn lies discreetly within the formal gardens and currently serves as a well-appointed leisure wing, with direct access to the indoor swimming pool. Constructed in Cotswold stone, it offers a generous largely single storey layout, making it ideal for use as ancillary accommodation or a guest residence. The barn includes a double-height gym, with glazed doors opening directly into the garden, a cinema room, a spacious kitchen / dining area with adjoining utility room and a two double bedroom suites, one with a with ensuite bathroom. The first floor office offers a quiet space away from the principle house, ideal for working from home.

THE COACH HOUSE

A Cotswold stone building incorporating three garages and a workshop with double wooden doors. The Studio Flat is perfect for staff or guests. Kitchen, sitting room / bedroom and adjoining bathroom.

THE CITRUS HOUSE

A contemporary pool house with a granite mosaic swimming pool. The pool has a stone surround, pool and spot lighting. Utility with built in cupboards and a store room that links to the office of The Long Barn.

THRESHING BARN

A traditional Cotswold stone threshing barn completes the northern courtyard and can be accessed either from the main driveway or directly from the road. Extending to approximately 191 square meters, the barn has been partially converted into an atmospheric entertaining space and subject to the necessary consents would make a wonderful party venue or events space. An attached greenhouse, potting shed, and store room further enhance its utility.

LOT 2 - OUTBUILDINGS AND LAND

This part of the estate comprises a long private drive, a large agricultural storage barn, a stable block, a former grass tennis court and a block of pastureland thoughtfully divided into paddocks.

LOT 3 - HOMEFIELD HOUSE

Homefield House is an independent farmhouse, discreetly positioned to the northwest of the estate behind a high stone wall, with its own courtyard setting and a formal portico entrance. The interiors are well proportioned and versatile, suited to grand-parents, guest accommodation or to generate rental income. Guests are greeted by an impressive formal sitting and dining room with a vaulted ceiling, catering kitchen, minstrels' gallery, and abundant natural light. Beyond the kitchen it has three bedrooms, three bathrooms and ample utility space and storage. Within the grounds, there is a self-contained one-bedroom annexe or cottage and stable block.

SERVICES

Mains water and electricity.
Private gas.
LPG and Drainage.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band H

POSTCODE

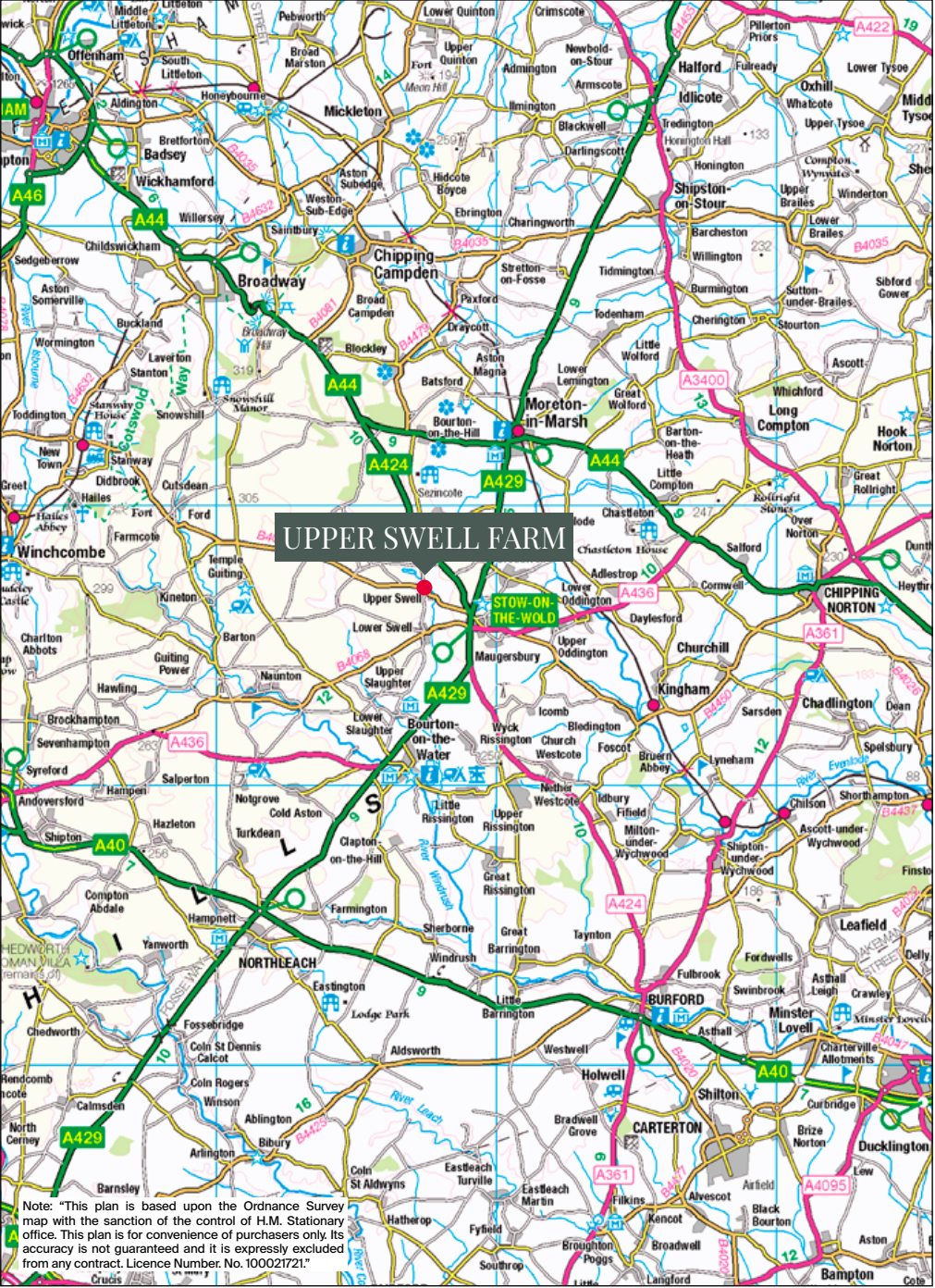
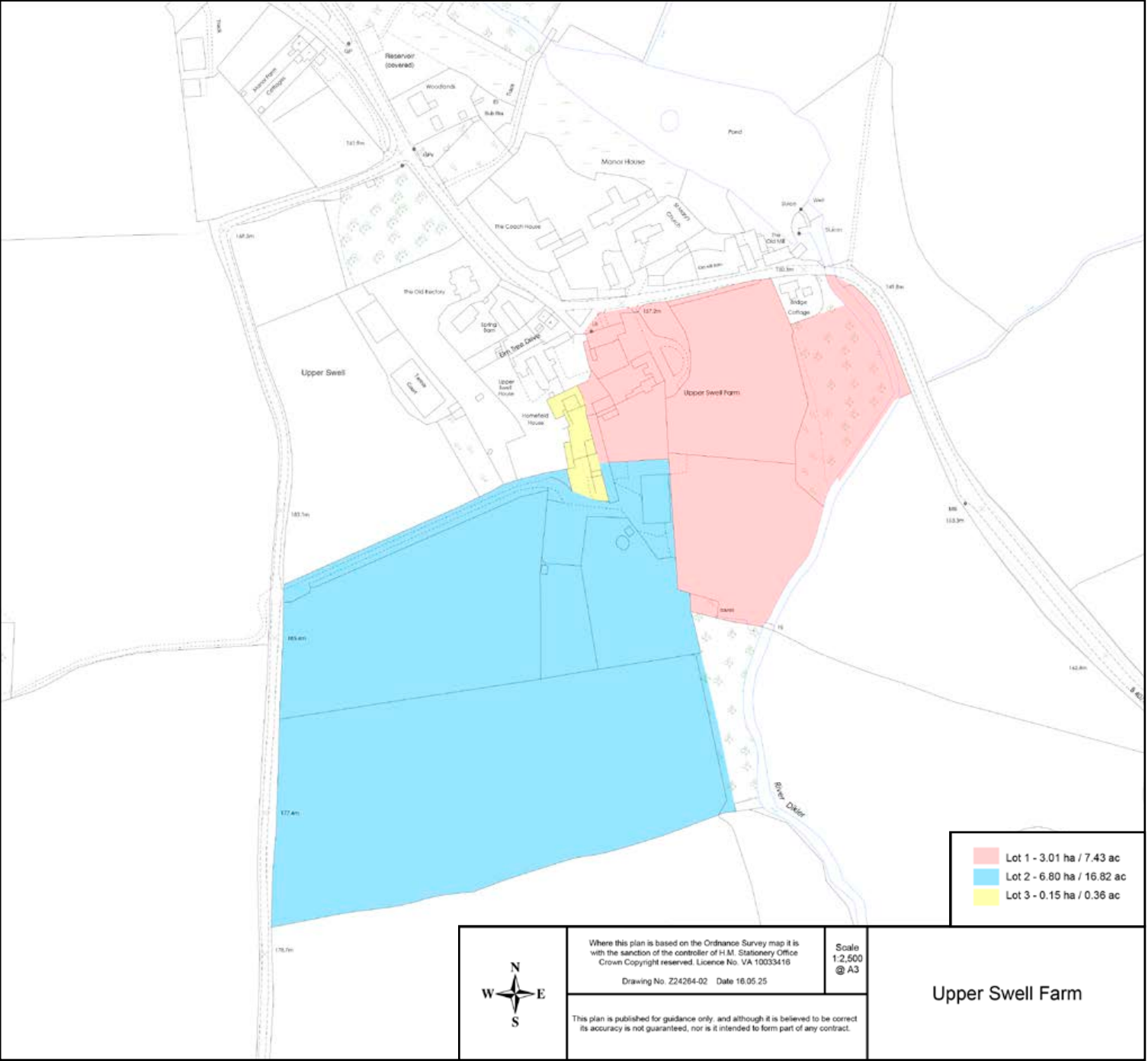
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WHAT3WORDS

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VIEWINGS

All viewings are strictly by appointment
only through the vendor’s joint selling
agents.



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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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