



RIDINGS FARM BUNGALOW

France Lynch, Stroud, Gloucestershire



FLEXIBLE COTSWOLD VILLAGE HOME WITH ANNEXE, BARN, STABLING AND PADDOCKS, EXTENDING TO 8.71 ACRES WITHIN THE HEART OF THE COTSWOLDS.

Distances: Minchinhampton 5.4 miles | Stroud 5.9 miles | Kemble Station 10.8 miles
Cirencester 10.8 miles | Tetbury 11.4 miles | Cheltenham 14.9 miles. (All distances are approximate).

Directions: What3words: ///throat.lazy.awaited

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

Tenure: Freehold

Services: Private drainage. Mains water and electric. Oil-fired central heating and three wood burners.

Local authority: Stroud District Council

Council Tax Band: F

EPC: The Bungalow D. The annexe D.

Guide Price: £1,300,000

SITUATION

Located in the highly sought-after village of France Lynch, adjoining Chalford Hill and forming part of the renowned Cotswold Golden Triangle, this picturesque corner of Gloucestershire is celebrated for its steep winding lanes, honey-coloured stone cottages and breathtaking countryside views.

Surrounded by rolling hills and some of the finest walking country in the Cotswolds, the village enjoys a thriving community and an excellent range of local amenities. These include the popular Lavender Bakehouse, a community-run village shop, Chalford Hill Primary School, a parish church, The King’s Head and The Old Neighbourhood Inn, together with a well-supported Sports and Social Club.

The nearby market town of Stroud offers an excellent selection of independent shops, restaurants and everyday amenities and is particularly renowned for its award-winning farmers’ market. The historic hilltop town of Minchinhampton provides a further range of facilities, including artisan cafés, boutique shops, a weekly market and highly regarded pubs and restaurants.

The surrounding area is synonymous with an exceptional outdoor lifestyle. Minchinhampton and Rodborough Commons provide miles of walking, riding and cycling routes, while sporting opportunities include golf at Minchinhampton Golf Club, polo at Cirencester and racing at Cheltenham. The area is also well served by a vibrant equestrian community.

A particular attraction of the area is the excellent range of educational establishments, with well-regarded schools including Beaudesert Park, Wycliffe College, The Cheltenham Ladies’ College, Cheltenham College, Westonbirt School, Marling School and Pate’s Grammar School.

Communications are excellent, with railway stations at Stroud and Kemble providing direct services to London Paddington, while the M5 (J13) offers convenient access to Bristol, Birmingham and the wider motorway network.



THE PROPERTY

A spacious five bedroom village home with a fully self-contained annexe, offering exceptionally versatile accommodation ideally suited to multi-generational living. The well-proportioned layout provides flexibility for a variety of lifestyle requirements, while also presenting scope for further enhancement, subject to the necessary consents. The main house features two bedrooms on the ground floor and three further bedrooms on the first floor.

The annexe benefits from its own private entrance and separate garden area, creating excellent opportunities for independent living, guest accommodation or potential supplementary income.

Enjoying far-reaching southerly views across beautiful countryside from every aspect, the property is further enhanced by a substantial barn incorporating five individual storage units together with stabling for three horses. This makes it particularly appealing to equestrian purchasers, smallholders, or those seeking extensive storage for vehicles, machinery or equipment. The barn may also offer potential for alternative uses or development, subject to the necessary planning permissions.

Beyond the barn lies a sheltered paddock bordered by mature woodland, providing an attractive and private setting for grazing, recreational use or enjoying the surrounding countryside. In all, the property extends to approximately 8.71 acres and offers a rare combination of flexible living, equestrian facilities and rural charm in the heart of the Cotswolds.





GARDENS & GROUNDS

To the front of the property, a generous area of hardstanding provides parking for several vehicles, with access shared via the driveway serving Ridings Farm. The gardens have been thoughtfully arranged to create a private outdoor space for the annexe, while the principal gardens and grounds wrap around the rear and side of the house.

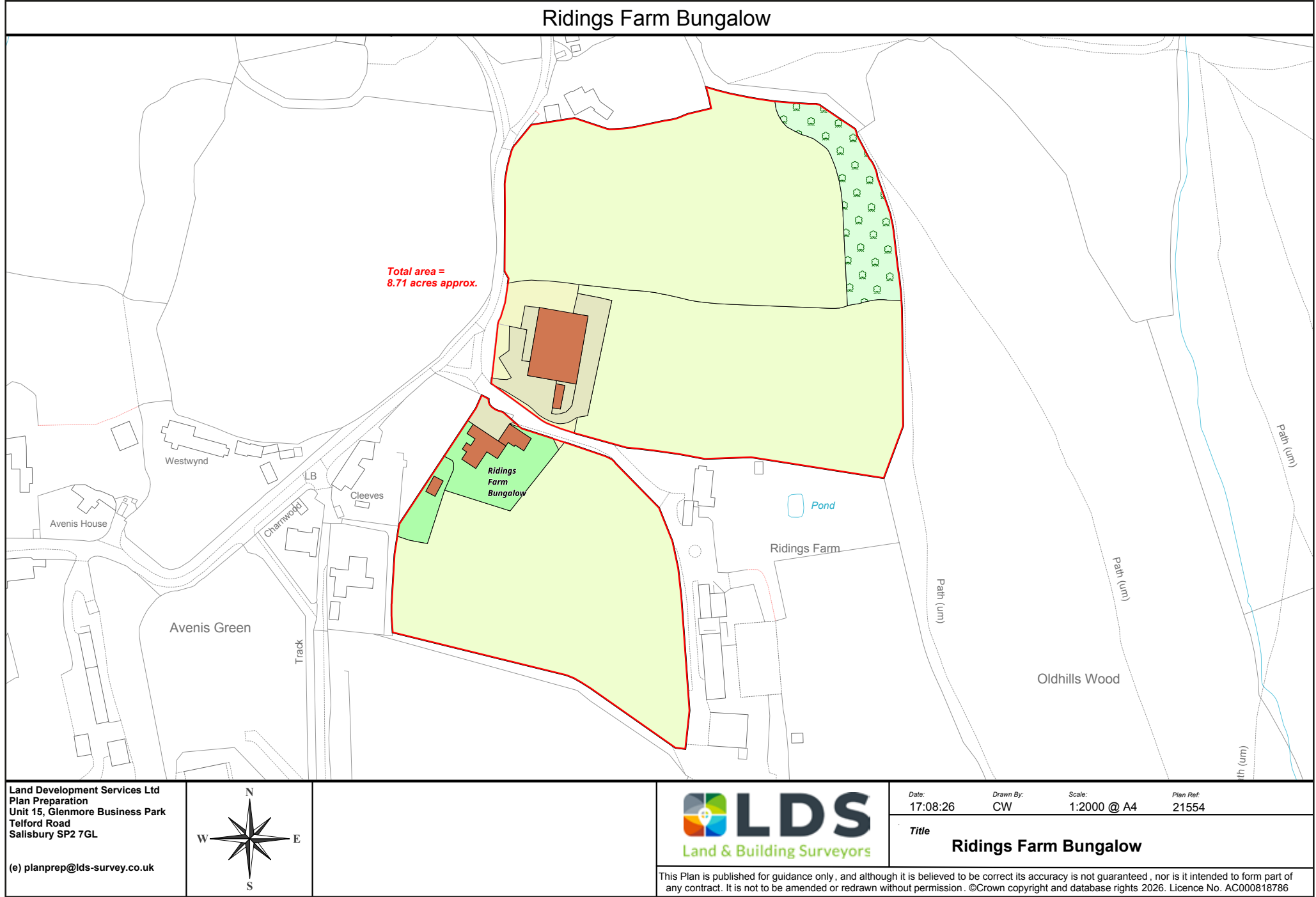
To the rear, a substantial terrace with a pergola enjoys a sunny southerly aspect and takes full advantage of the far-reaching views across the gardens, paddocks and surrounding countryside beyond. An ideal setting for outdoor dining, entertaining, or simply relaxing, it provides a seamless connection between the house and its rural surroundings. The surrounding grounds create a wonderfully peaceful and private environment in which to enjoy the Cotswold landscape.

Situated across the driveway, the impressive barn provides extensive ancillary accommodation, comprising five individual storage units together with stabling for three horses and a large area of adjoining hardstanding. Beyond lies a further paddock, gently descending towards neighbouring woodland and enjoying the same stunning rural outlook. The land offers excellent potential for equestrian, smallholding or recreational use, complementing the property’s versatile accommodation and exceptional setting.

In all, the property extends to approximately 8.71 acres, offering a rare opportunity to acquire a flexible village home with annexe, substantial outbuildings and land in the heart of the Cotswolds.







We would be delighted
to tell you more.

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