



**Knight
Frank**



savills



FOLLY FARM

NOTGROVE • CHELTENHAM • GLOUCESTERSHIRE

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OVERLOOKING 30 ACRES OF ROLLING COUNTRYSIDE AND SPRING-FED LAKES,
THIS IDYLLIC PROPERTY BLENDS TIMELESS RURAL CHARM WITH ELEGANT MODERN LIVING

ACCOMMODATION

Hall • 2 Drawing rooms • Dining room • Family room/study • Kitchen/breakfast room • Larder • Boot room • Utility room • 7 Bedrooms • 3 Bathrooms

Extensive outbuildings and stables • Double carport • Mature gardens • Grazing • Woodland • Lakes

About 5,000 sq ft. internally, 4,300 sq ft Barns and Stores

IN ALL ABOUT 30 ACRES



Savills Country House Department

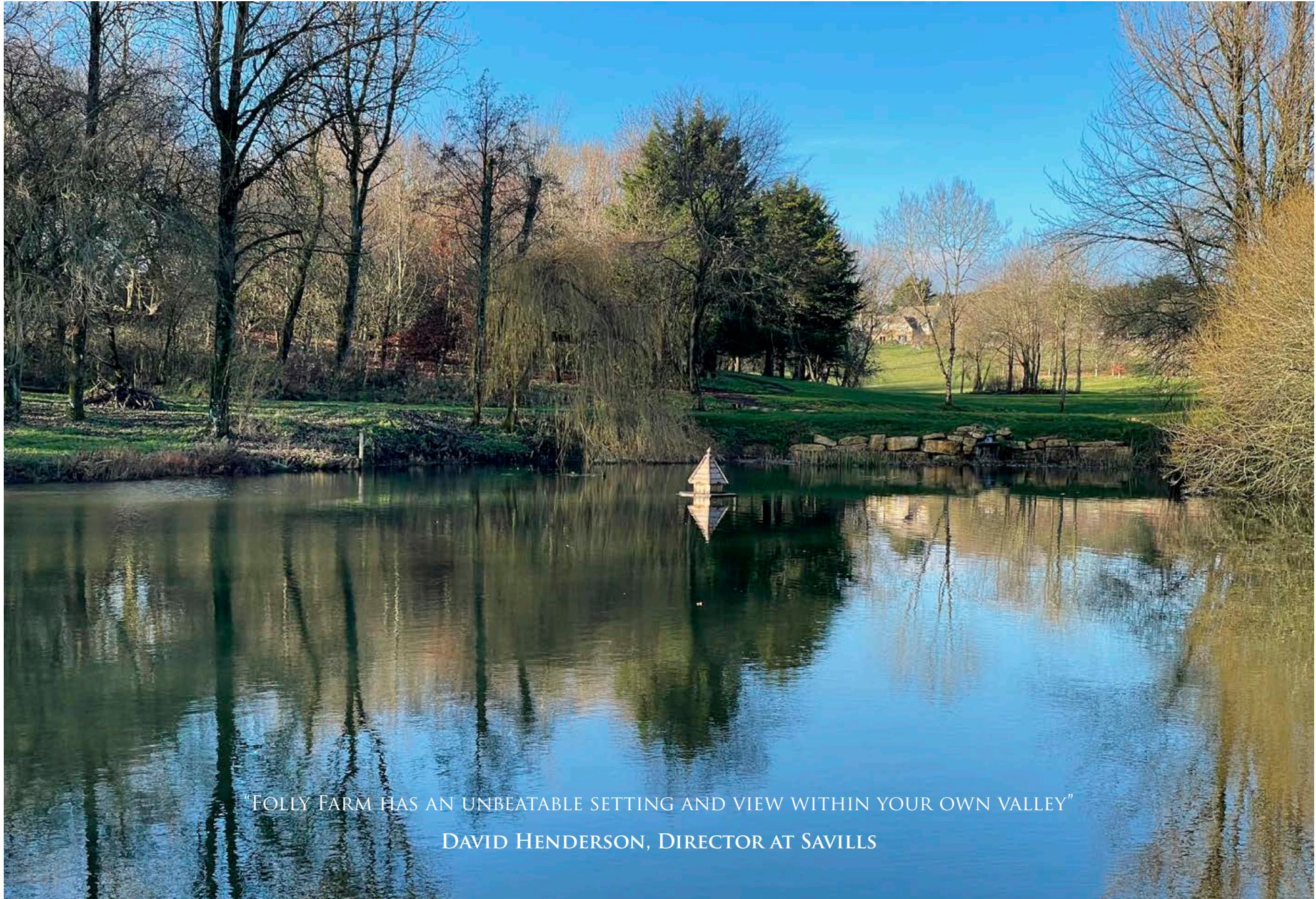
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“FOLLY FARM HAS AN UNBEATABLE SETTING AND VIEW WITHIN YOUR OWN VALLEY”

DAVID HENDERSON, DIRECTOR AT SAVILLS

FOLLY FARM

Folly Farm has an enormous sense of rural calm with its south-facing accommodation benefitting from one of the great Cotswold valley views, over most of the property's 30 acres and four spring-fed lakes. There are extensive outbuildings with scope for multi-purpose development, grazing land including a good level paddock, well-maintained mature woods and spring-fed lakes, ideal for wild swimming. Folly Farm combines period charm with modern proportions. Designed for contemporary living, this unlisted property extends to 4,922 Sq Ft, with the kitchen, dining room and sitting room offering a vast sense of space and flow, ideal for family life. The current owners have resurfaced the floors laying re-claimed oak throughout the ground floor. There is underfloor heating throughout the ground floor.

Adjoining the kitchen is a well thought out walk-in larder, utility room and boot room. On the first floor is an impressive principal bedroom

suite with charming views over the valley, four further bedrooms, a family bathroom. All the light filled rooms enjoy spectacular views to the south. A further flight of stairs provides access to the second floor with two guest rooms and a bathroom.

LOCATION

Folly Farm is 2.8 miles from Bourton-on-the-Water, one of the larger North Cotswold villages situated in the Windrush Valley. The village offers a range of shops for most every day needs with a doctor's surgery, banking services, solicitors and dentist. The hilltop market town of Stow-on-the-Wold lies 6.4 miles north of Folly Farm with many independent shops and a treasure trove of antiques, boutiques, art galleries, bookshops and local cheese, chocolate and homeware outlets. Notably, Daylesford Organic and The Bamford Club are 10.1 miles away. The flagship Farmshop – café – restaurant complex features seasonal produce, butchery, garden centre, spa and

members club. Recreational opportunities include Padel at Far Peak, golf at Burford and Naunton Downs, Polo at Cirencester Park, racing at Cheltenham and sailing at Cirencester Water Park. There are a number of excellent walks including the Cotswold Way and the Gloucestershire Way.



TRANSPORT

The Fosse Way provides direct access to the Midlands and south to Cirencester. The A40 links Cheltenham to Oxford and then joins the M40 at Junction 8. There are regular trains from Kingham Station (11.4 miles) to London Paddington taking from 1hr 18 minutes.

SCHOOLS

There is a wide choice of state and private schools close to Folly Farm. The highly regarded Cold Aston Primary School is located within the neighbouring village of Cold Aston. There is also a primary school and highly regarded secondary school, The Cotswold School which has earned an impressive reputation as a popular and successful 11-18 comprehensive academy. Cheltenham is also considered as an educational hot spot with schools including, Cheltenham Ladies College, Cheltenham College & Dean Close.

LOCAL AUTHORITY

Cotswold District Council Tel: 01285 623000

SERVICES

Mains water, electricity, private drainage.
Oil fired central heating.

COUNCIL TAX BAND

Rated Band D

POSTCODE

GL54 3BY

DIRECTIONS

Following the A436 from Bourton-on-the-Water, the postcode will take you to a turning to Upper Harford Airfield. Please ignore this final right-hand turning and continue for 100m to the next left hand turning sign posted Folly Farm. If you take the first left hand turning (not straight on) you will follow a lane to Folly Farm itself, which is located at the end of this lane.

WHAT3WORDS

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RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

VIEWING

Viewings strictly by accompanied appointment with Savills or Knight Frank.

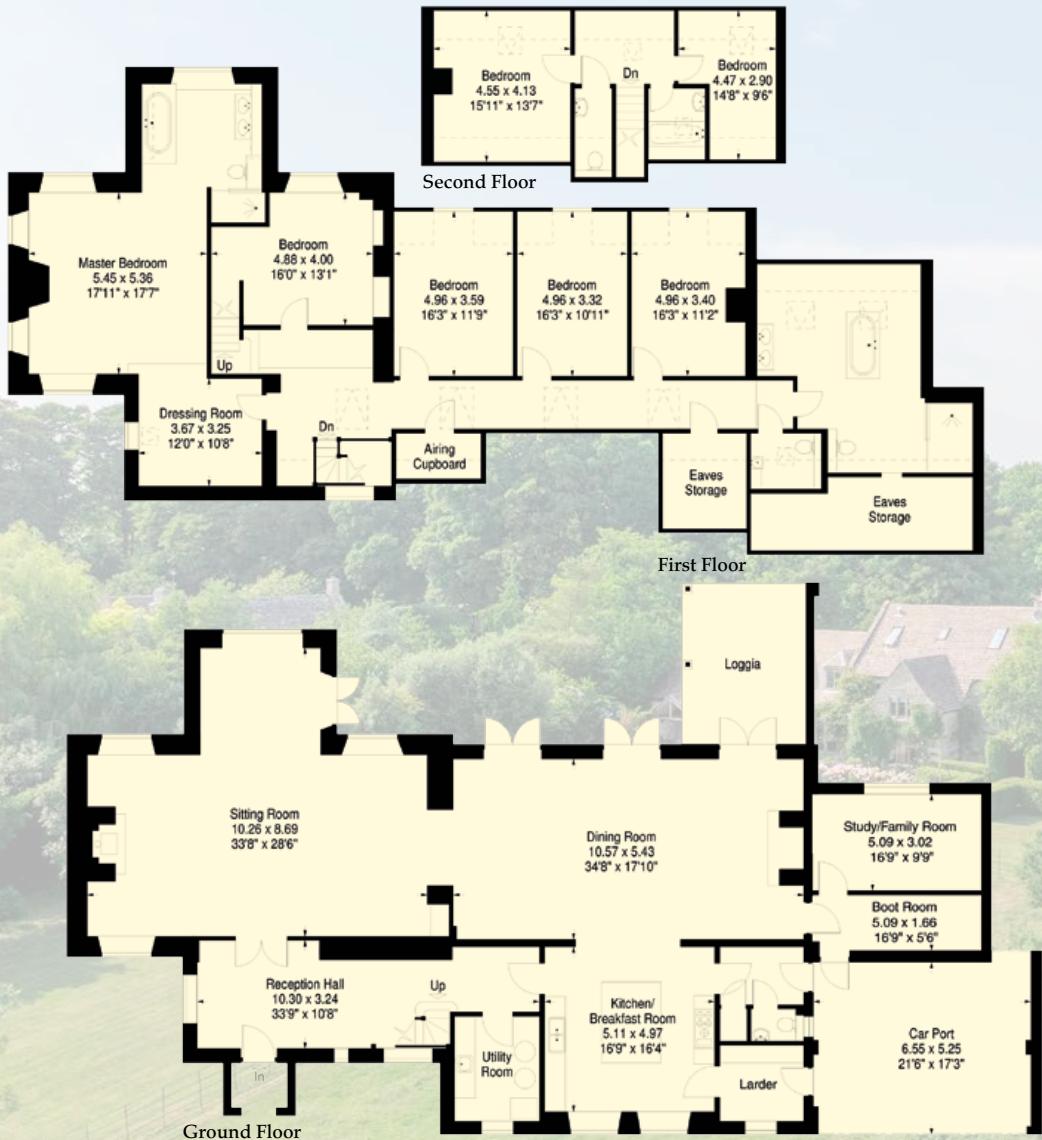


GARDENS & GROUNDS

The driveway sweeps into a gravel courtyard with extensive parking. To the side is a range of stone and timber-clad outbuildings including a number of stables, storage sheds, and an attractive courtyard. This outdoor footprint has scope for multi-purpose development (subject to obtaining the necessary planning permissions). The principal garden is laid mainly to lawn surrounded by mature shrubs and beech hedges and an apple orchard, whilst to the east of this is a walled kitchen garden. Formerly a duck farm, within the grounds are four spring-fed lakes that link during the winter creating an oasis of water, flora and fauna. Of the 30 acres, just under 15 acres are laid to paddock and wildflower meadows with woodland beyond, which is a natural haven for wildlife.







Folly Farm, Bourton-on-the-Water, Cheltenham, Gloucestershire GL54 3BY
Gross Internal Area (Approx.)
Main House = 457 sq m / 4,922 sq ft
(Excl. Carport and Loggia)
Outbuildings = 407 sq m / 4,389 sq ft
Total Area = 864 sq m / 9,261 sq ft



Important Notice

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