

The Hide

GREAT WOLFORD ROAD
MORETON-IN-MARSH

An opportunity to create a modern masterpiece 11,000 sq ft home, with Para 84 permissions granted, situated in a magical 10 acre natural sanctuary





The Hide provides the opportunity to create a unique and private, architecturally merited property, extending to 11,000 sq ft on 10 acres of land, within the Cotswolds. The project architect, Seymour-Smith Architects, is a Cotswolds based design-led architectural practice that delivers considered, contemporary and sustainable buildings. The landscape consultant, SEED Landscape Design Ltd, are renowned for the creation of dynamic landscapes, with a particular emphasis on planting and the natural environment.

The site is rectangular in shape, and is bounded to the north by Great Wolford Road, with Wolford Wood, which is a Site of Special Scientific Interest (SSSI), extending to the east. Open views look out westward over the expanse of the landscape and historic oak trees.

The adjacent woodland to the east of the house, is drawn into the site with the planting of new trees. The open heathland inspired landscape to the west will be a mosaic of grassland, meadow, scrub and cover crops with a particular focus on providing habitat for farmland birds. The driveway winds its way through this new woodland with curated views out across the open landscape prior to arrival at the house. A family terrace and domestic garden are proposed to the south-east of the house, and seasonal wetland pond to the south.





The grouping of the built elements creates a courtyard space, taking their cue from farm buildings in the area. The main section of the house has five en suite bedrooms, and the annexe provides separate living accommodation with two bedrooms for guests or staff. A path connects to the pool house and further amenities. The buildings, with large panoramic windows, have been designed to capture the best of the views across the site, to provide inside-outside spaces, and to immerse you in the rich landscape.

The use of Cotswolds stone root the buildings to their location. Thatch has been used for the upper levels, which is a renewable and naturally insulating material that results in a richly textured surface. The timber cladding references the woodland setting and echoes the parallel lines of the site.

Sustainability is paramount, and through the application of PV, PV-T, and a water source heat pump, the house will be energy positive; it will generate more energy than it will use.





GROUND FLOOR

- Living room
- Dining room
- Kitchen
- Snug
- Two studies
- Bedroom suite
- Boot room
- Wine room
- Pantry
- Cloakroom
- Dining terrace

FIRST FLOOR

- Principal bedroom suite with dressing room and terrace
- Three further bedroom suites
- Gallery
- Utility room

ANNEXE

- Living/ Dining/ Kitchen
- Two bedrooms
- Family bathroom

LEISURE COMPLEX

- Indoor swimming pool
- Jacuzzi Steam room
- Sauna
- Kitchen
- Gym

GROUNDS

- Garage
- Lawned garden
- Woodland
- Wetlands
- Driveway
- Parking



Ground Floor

- | | | | | |
|--|---|---|--------------------|-----------------------|
| 1 Study
4.55 x 4.55m / 14'11 x 14'11 | 4 Dining Room
8.15 x 6.02m x 26'9 x 19'9 | 7 Bedroom
4.85 x 3.50m x 15'11 x 11'6 | 10 Entrance | 16 Cobbled Courtyard |
| 2 Boot Room
3.00 x 2.60m / 9'10 x 8'6 | 5 Living Room
7.76 x 7.00m x 25'6 x 23'0 | 8 Annexe Kitchen/Living/Dining
6.75 x 5.75m x 22'2 x 18'10 | 11 Wine Room | 17 Driveway |
| 3 Snug
4.87 x 4.10m x 16'0 x 13'5 | 6 Kitchen
8.15 x 6.80m x 26'9 x 22'4 | 9 Garage
12.78 x 5.60m 41'11 x 18'4 | 12 Lookout Terrace | 18 Ride Terrace |
| | | | 13 Dining Terrace | 19 Path to Pool House |
| | | | 14 Family Lawn | 20 Covered Walkway |
| | | | 15 Pantry | |



First Floor

- | | | | |
|---|--|---|-------------------------|
| 21 Bedroom
4.55 x 4.55m / 14'11 x 14'11 | 24 Principal Bedroom
6.40 x 4.70m / 21'0 x 15'5 | 27 Annexe Bedroom
4.27 x 3.50m / 14'0 x 11'6 | 31 Terrace |
| 22 Bedroom
5.00 x 4.80m / 16'5 x 15'9 | 25 Bedroom
5.75 x 4.35m / 18'10 x 14'3 | 28 Utility Room | 32 Roof of Walkway |
| 23 Plant Room
5.00 x 4.80m / 16'5 x 15'9 | 26 Annexe Bedroom
4.61 x 3.45m / 15'1 x 11'4 | 29 Dressing Room | 33 Void |
| | | | 34 Green Roof of Garage |

Drawings based on architect's plans provided by Seymour-Smith Architects; measurements and areas taken from floorplans produced by Four Walls; both original documents are available upon request. For illustration and identification purposes only, not to scale.



Roof

- 35 PV / PVT Panels
- 36 Green Roof
- 37 Rooflight



Pool House Ground Floor

- | | | |
|--|--|--------------------|
| 38 Entrance
10.15 x 6.70m / 33'4 x 22'0 | 41 Kitchen
2.90 x 1.70m / 9'6 x 5'7 | 45 Store |
| 39 Steam Room
2.75 x 1.95m / 9'0 x 6'5 | 42 Gym
5.59 x 5.35m x 18'4 x 17'7 | 46 Plant Room |
| 40 Sauna
2.75 x 2.05m / 9'0 x 6'9 | 43 Pool | 47 Terrace |
| | 44 Jacuzzi | 48 Ride |
| | | 49 Path from House |

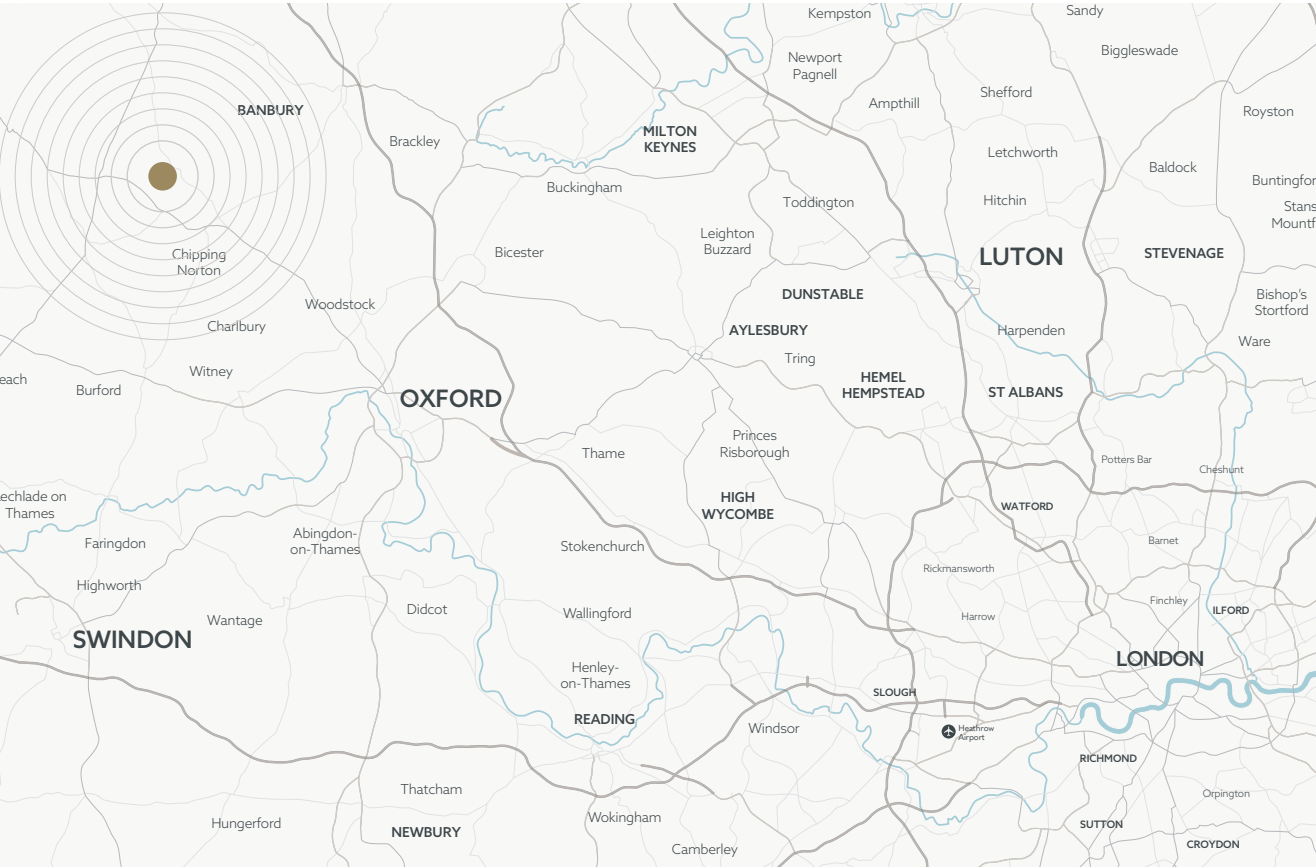
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Pool House Roof

- 50 Sedum Roof
- 51 PV / PVT Panels
- 52 Rooflight

Drawings based on architect's plans provided by Seymour-Smith Architects; measurements and areas taken from floorplans produced by Four Walls; both original documents are available upon request. For illustration and identification purposes only, not to scale.



LOCATION

From Stow-on-the-Wold take the A436 towards Chipping Norton, turn left onto the A44 and continue until you reach the right hand turn to Great Wolford at the Four Shires Stone. The site can be found on your right hand side about a mile down the lane. The entrance will be marked by a for-sale board.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

WHAT3WORDS

shopper.passenger.tallest

POST CODE

GL56 0PE

TOWNS

Moreton-in-Marsh 2.2 miles
Stow-on-the-Wold 6.5 miles
Oxford 32.5 miles

PUBS

The Fox, Broadwell 4.8 miles
The Fox, Oddington 7 miles
The Chequers, Churchill 8.3 miles

SCHOOLS

Kitebrook School 1.7 miles
Sibford School 11.6 miles
Tudor Hall School 16.6 miles

TRAIN STATIONS

Moreton in Marsh 2.5 miles
Kingham 8.6 miles

MEMBERS CLUBS

Daylesford Organic Shop & Spa 6.6 miles
Soho Farmhouse 15 miles
Estelle Manor 21 miles

ASKING PRICE

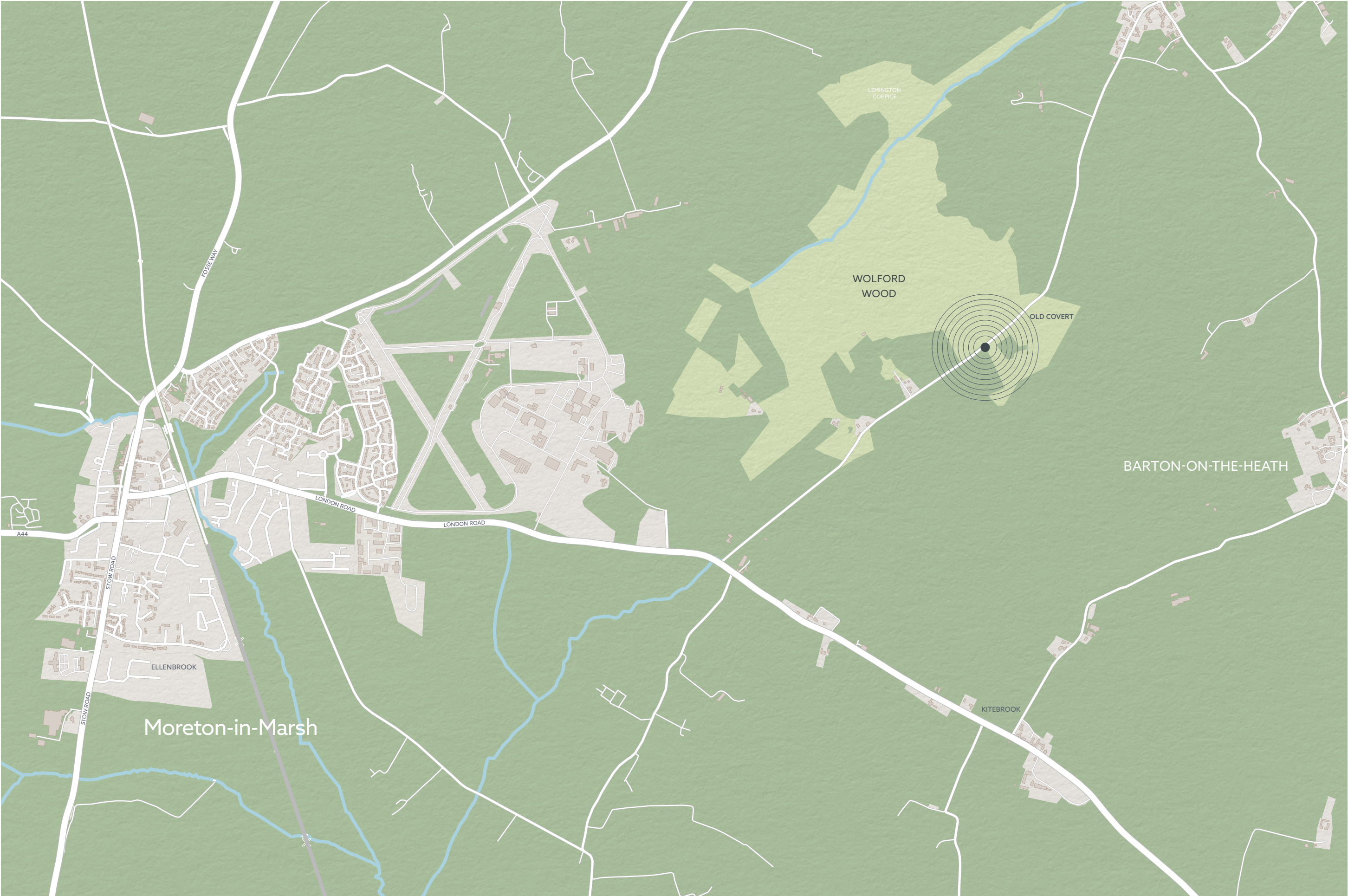
£2,000,000 for the 10 acres with planning permissions granted

TENURE

Freehold

LOCAL AUTHORITY

Stratford-on-Avon District Council





The adjacent woodland will be brought into the site with the creation of a new mixed native woodland. The house has been positioned on the western edge of the new woodland and forms the divide between the domestic landscape within the woodland to the east and the open ecological focused landscape to the west.

The drive winds its way through the new woodland with views out across the open landscape being revealed upon arrival at the house before it turns into the entrance courtyard. The family terrace and lawn have a strong relationship with the kitchen and dining room with informal paths leading off to the east into the woodland.

The open heathland inspired landscape to the west of the house is primarily focused on ecological betterment. It takes inspiration from the existing linear landscape and will be a matrix of grassland, meadow, scrub and cover crops with a particular focus on providing habitat for farmland birds.



1 THE APPROACH

The drive uses the existing woodland track along the existing woodland before winding through the proposed woodland to arrive at the Entrance Courtyard.

2 VISITORS PARKING

This will be set back from the entrance view and double up as fire vehicle turning area.

3 ENTRANCE COURTYARD

Parking for three cars in the garage, which is also used for garden maintenance equipment.

4 WOODLAND RIDE GARDEN

A small paved terrace overlooking a woodland ride.

5 FAMILY LAWN

Species rich lawn.

6 FAMILY TERRACE

Paved terrace set within naturalistic planting that merges into native woodland.

7 THE WETLAND GARDEN

A small paved terrace overlooking a wetland area for infiltrating surface water run-off. Section of boundary hedge laid to open up views out.

8 WETLAND AND SEASONAL POND

Pond / Wetland linked into existing damp woodland.

9 VIEWING GARDEN

Small paved area and naturalistic sunken garden with views out across the landscape.

10 SWIMMING POOL

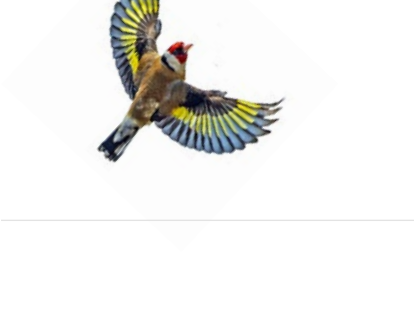
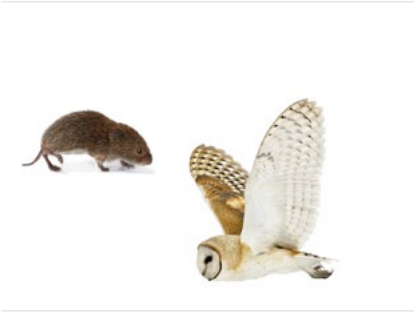
11 FIRE PIT

Set between existing oak trees, a place to watch the stars.

ECOLOGICAL CONCEPT DESIGN



WOLFORD WOOD EXISTING SPECIES
Spruce, Field maple, Sycamore, Silver Birch, Downy birch, Sweet chestnut, Hazel, Dogwood, Midland hawthorn, Hawthorn, Beech, Ash, Holly, European larch, Garden privet, wild privet, Sitka spruce, Aspen, Grey Poplar, White Willow, Grey Willow, Elder, Yew, Pedunculate Oak, Wych elm, English elm.



1 WOODLAND SCALLOP

2 BARE EARTH 'SCRAPES'
Basking opportunity for slow worms, lizards and butterflies. Earth bank offers habitat for burrowing bees, beetles and mice.

3 NESTING BOX
Barn owl nesting box encourages owls to nest. Long tussocky grass provides shelter for voles to burrow.

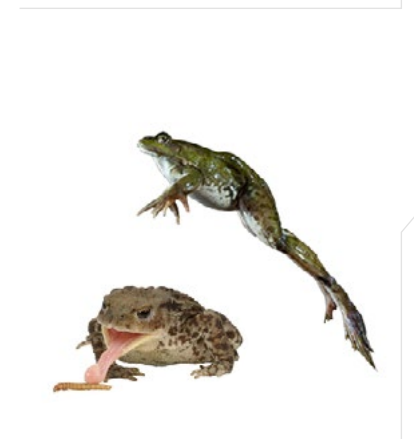
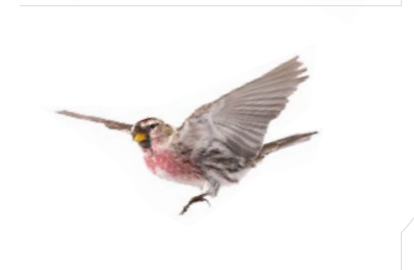
4 COVER CROPS HABITAT
Tussocky grass and cover crops supports farmland birds, providing seeds and shelter over winter months. Flowering species attract pollinators, which in turn provide food for birds in summer.

5 DIVERSIFIED EXISTING WOODLAND AND WOODLAND EDGE
Existing Hybrid Poplar plantation (Populus x robusta) diversified with native woodland and woodland edge species, including: Field maple, Silver birch, Hawthorn, Hazel, Elder, Honeysuckle.

Edge of Poplar plantation scalloped to establish sheltered south-facing pockets where a diverse under-story can develop.

6 MEADOW LANDSCAPE
Tussocky grassland left over winter as a litter layer, creating habitat for small mammals such as voles, which in turn provides ideal hunting ground for barn owls. Wild flowers attract a wide range of pollinators, which attracts farmland birds and bats.

7 EXISTING HEDGEROW
Managed to provide a food source of berries for birds into the winter.



8 MEADOW HABITAT
Flowering wild flowers attract a range of pollinators. Common 'weeds' are important food sources for butterfly and moth larvae.

9 LINES OF SCRUB
Creates safe cover for birds and small mammals. Structures the landscape. Ulex europaeus (Gorse), and Rubus fruticosus (Brambles).

10 WETLAND HABITAT
Providing shelter and breeding grounds for a range of invertebrates and amphibians, which in turn supplies food to birds and bats. Varying depths supports different species; gravel and pebbles placed at the edges provide easy access into the water and sheltering opportunities for invertebrates and amphibians. See drawing BAR_005 (Developed Design) for overview and species list.

TUSOCKY GRASSLAND AND WILD BIRD COVER CROPS

A mix of seed bearing plants to recreate habitats that were once common on many farms, to provide farmland birds, which are rapidly in decline across the country, seeds and insects throughout the year. Oil-rich, cereal and flowering species sown adjacent to woodland edge, native hedge lines and open meadow to benefit the widest variety of species. Tussocky grassland is excellent habitat for reptiles.

OIL-RICH SPECIES



Linum Perenne
(Perennial Linseed)



Linum Usitatissimum
(Linseed/Flax)



Brassica Oleracea
(Broccoli)



Brassica Oleracea
(Kale)



Brassica Napus
(Rapeseed)



Quinoa Chenopodium
(Quinoa)

CEREAL AND FLOWERING SPECIES



Avena strigosa
(Black Oat)



Phacelia Tanacetifolia
(Phacelia)



Brassica Juncea
(Brown Mustard)



Helianthus Annuus
(Dwarf variety Sunflower)



Trifolium Incarnatum
(Crimson Clover)



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