



LITTLE LEMHILL FARM

Lechlade, Gloucestershire



A CHARMING AND WELL-EQUIPPED, SIX BEDROOM GRADE II LISTED FARMHOUSE, BEAUTIFULLY POSITIONED IN ITS LAND IN A HIGHLY DESIRABLE LOCATION.

Main House Accommodation

Reception hall • Kitchen/breakfast room • Drawing room • Dining room • Study • Sitting room
Gym with shower room • Boot room • Utility room • Two WC
Principal bedroom with a dressing room and en suite bath and shower room • Four bedrooms
Further bedroom (6)/dressing room • Shower room • Family bath and shower room




Further accommodation

Three bedroom cottage • One bedroom cottage • One bedroom flat

Gardens and grounds

Tennis Court • Swimming Pool • Cotswold stone “party barn” • Pond • Extensive stabling • Outdoor Arena
Paddocks • Outbuildings • Garages and car port

In all about 20.58 acres

			EPC
6 - 11	4 - 7	6 - 9	below

Tenure: Freehold

What3Words: ///birds.hopeless.nerd

Local Authority: Cotswold District Council

Council Tax Band: Main house G – Little Lemhill Cottage C – Stable Cottage A – Stable Flat A

EPC: Main house D – Little Lemhill Cottage D – Stable Cottage D – Stable Flat E

Viewings: Strictly by appointment only. Viewings can be arranged via Knight Frank LLP.

Guide Price: £4,250,000

SITUATION

Little Lemhill Farm enjoys a wonderfully rural position, surrounded by open Gloucestershire countryside. Notwithstanding its seclusion, the property lies just a mile from Lechlade, a charming riverside town offering a good selection of everyday shops and amenities. A wider range of services can be found in the historic market town of Cirencester with Burford and Fairford also close by. Cheltenham and Oxford are the principal regional centres; both easily reached via the A40. The M4 at Swindon (Junction 15) is 14 miles to the south, with direct rail services to London Paddington from Swindon (approximately 55 minutes) or Charlbury (approximately 78 minutes).

The area provides extensive sporting opportunities, including several golf courses. It is also renowned for its equestrian heritage, with polo at Cirencester Park, National Hunt racing at Cheltenham and Newbury, and major events such as the Badminton and Blenheim International Horse Trials.

There are numerous local pubs and restaurants in the area; of note include Thyme Restaurant, Hotel & Spa, The Ox Barn, The Swan all in Southrop (about 2 miles). Estelle Manor (about 20 miles / 30 mins) and Soho Farmhouse (about 25 miles / 45 mins).

Local independent schools include St Hugh's, Hatherop Castle, Cothill, Pinewood, Cheltenham schools, Oxford schools, Marlborough College, Radley College.

Distances: Lechlade 1 mile, Southrop 2 miles, Burford 8 miles, Cirencester 13 miles, Swindon Train Station (London Paddington 60 mins) 14 miles, M4 (J15) 14 miles, Oxford 25 miles. (All distance and times are approximate).

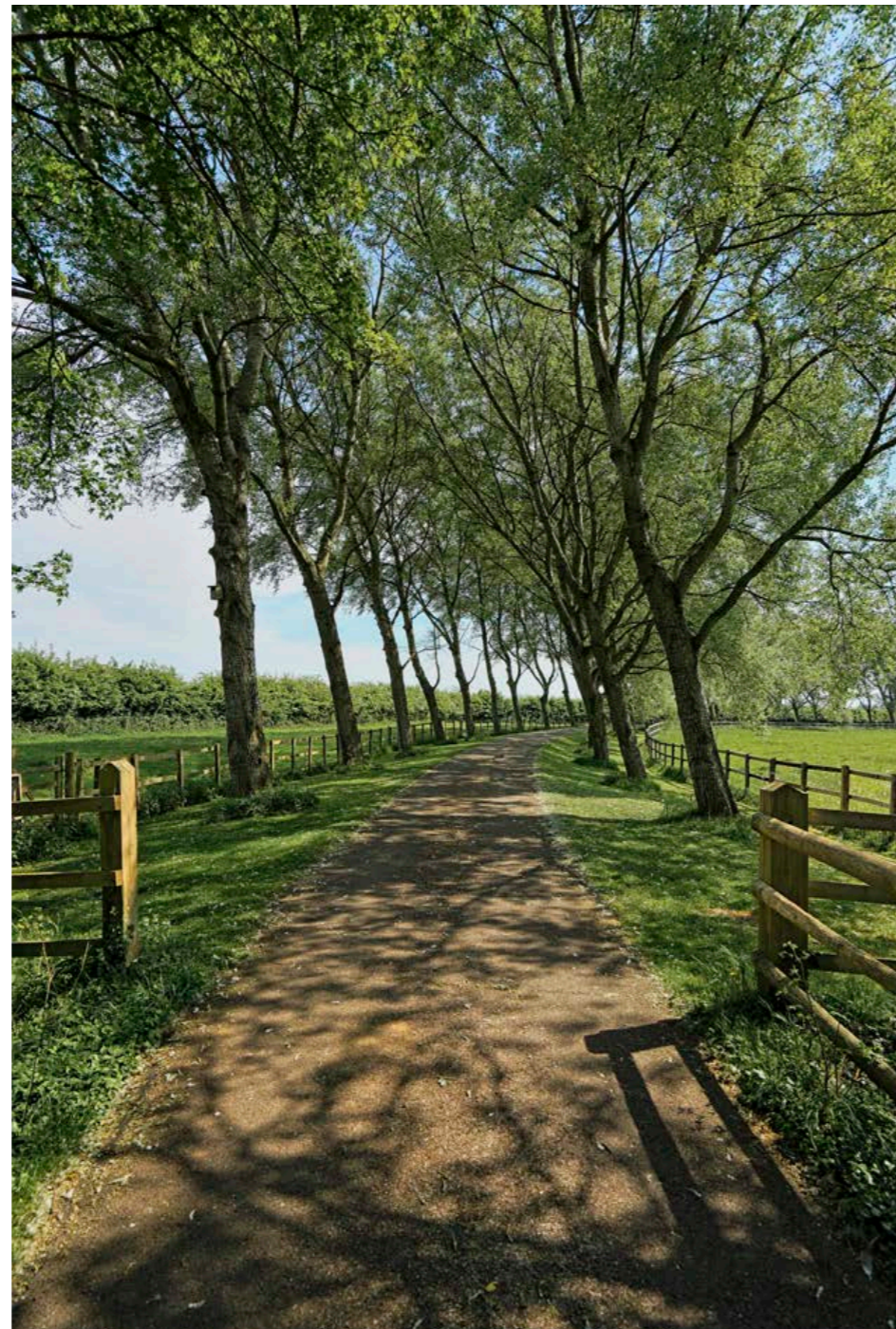


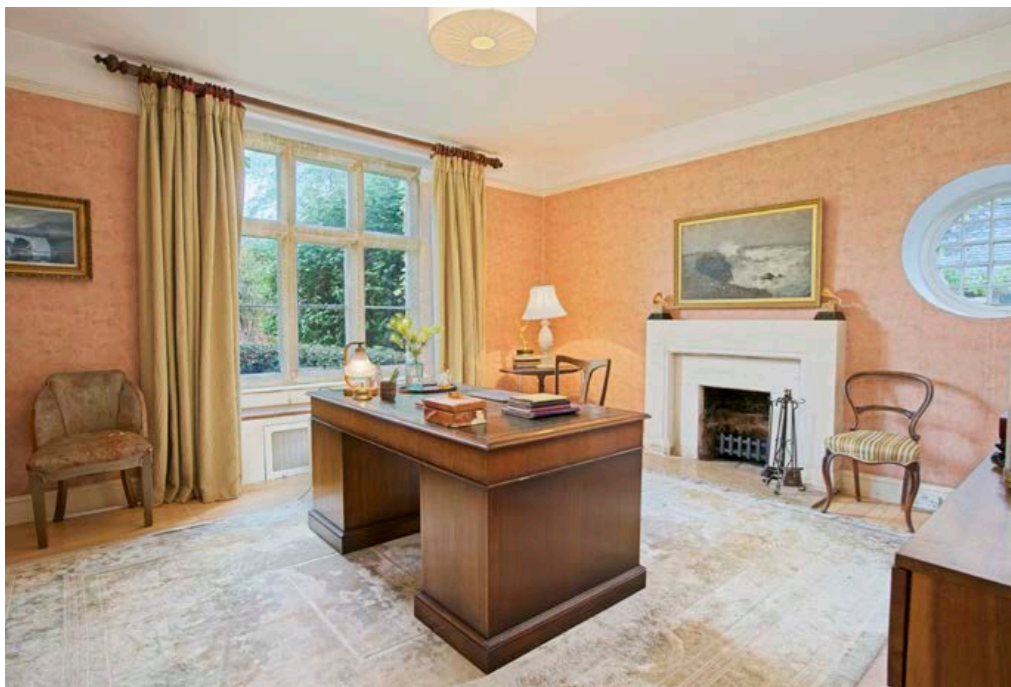
LITTLE LEMHILL FARM

Approached via a long private driveway lined with silver poplars, Little Lemhill Farm is wonderful, Grade II listed former farmhouse, beautifully presented in a light, contemporary style that complements the property's period character. The house faces due south, with all principal rooms enjoying uninterrupted views over the gardens, pond and open countryside beyond. The spacious kitchen/breakfast room is ideally suited to modern family living, featuring a large island and expansive sliding glass doors opening onto the garden.

The reception rooms are nicely arranged with excellent flow, are well-proportioned and equally enjoyable for every-day family living as well as for more formal entertaining.

The first floor offers an impressive principal suite with a generous bath and shower room and a walk-in dressing room with built-in wardrobes, five further bedrooms (one of which could be used as a dressing room for bedroom 4), a shower room and a family bath and shower room. On the second floor is a sixth bedroom with an adjoining dressing room.









GARDENS AND GROUNDS

To the south of the house lies an attractive partly-walled garden with mixed borders and a large level lawn. A haha separates this from the driveway, beyond which is a sizeable pond with a bridge leading to a small island. To the east is an apple orchard and an artificial turf tennis court. A heated swimming pool, enclosed by high walls, is discreetly positioned to the southwest with lovely views.



OUTBUILDINGS

To the west of the farmhouse stands a substantial traditional Cotswold stone barn, which has been extensively upgraded throughout. It currently, although likely to be removed, incorporates a professional, state-of-the-art music and recording studio. The barn offers a range of potential uses with its inherent attributes, wonderful beams and high, vaulted ceilings. There are a number of rooms, excellent storage, a log store, a workshop and open-fronted garaging/carports.

Beyond the traditional barn, mainly out of sight, is a collection of further outbuildings, both period and modern in style, including extensive stabling, additional garaging, tack room and feed stores. A large modern barn provides valuable additional storage. Above the tack room is a one-bedroom staff flat. The equestrian facilities include an outdoor manège, measuring approximately 20m x 40m.

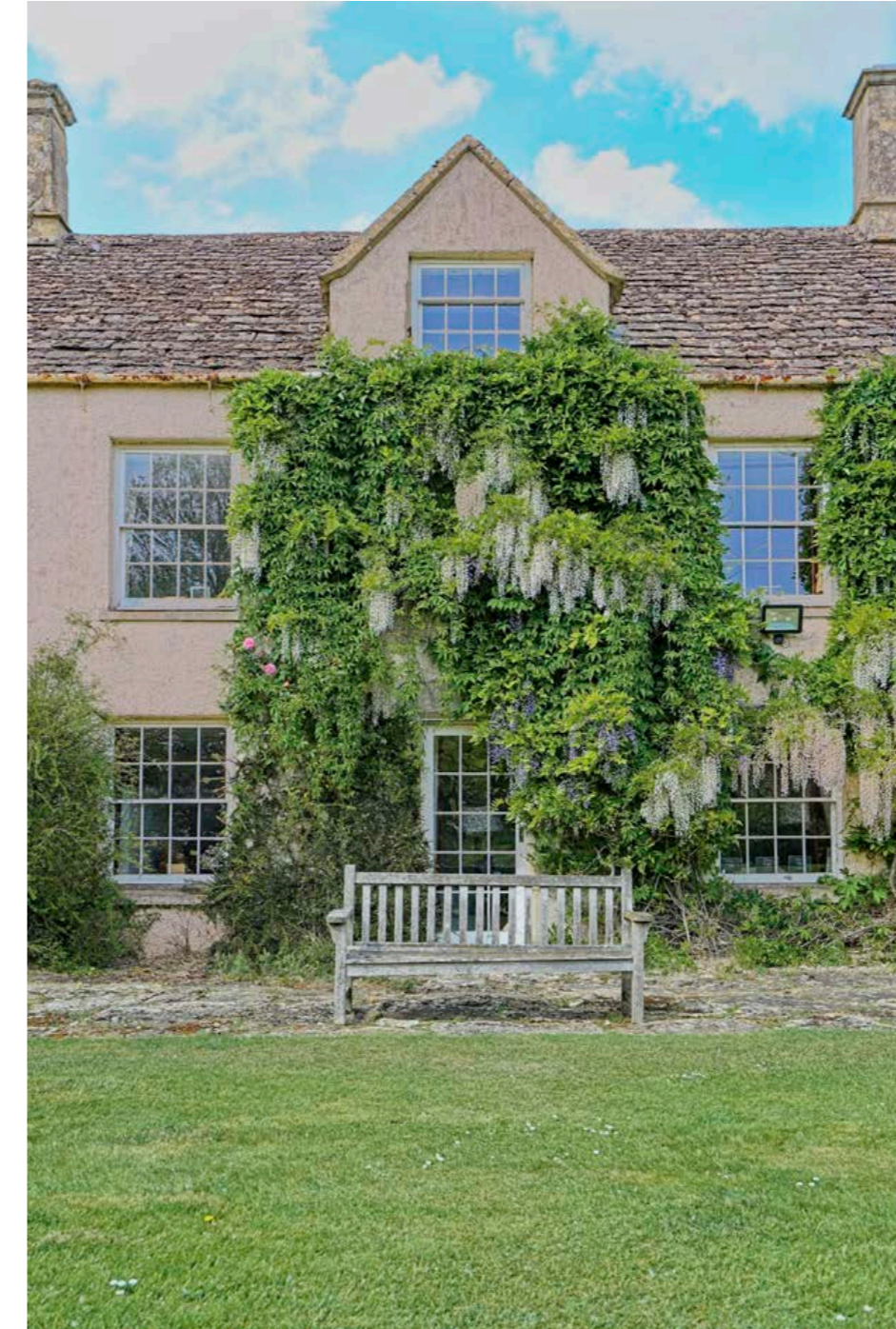
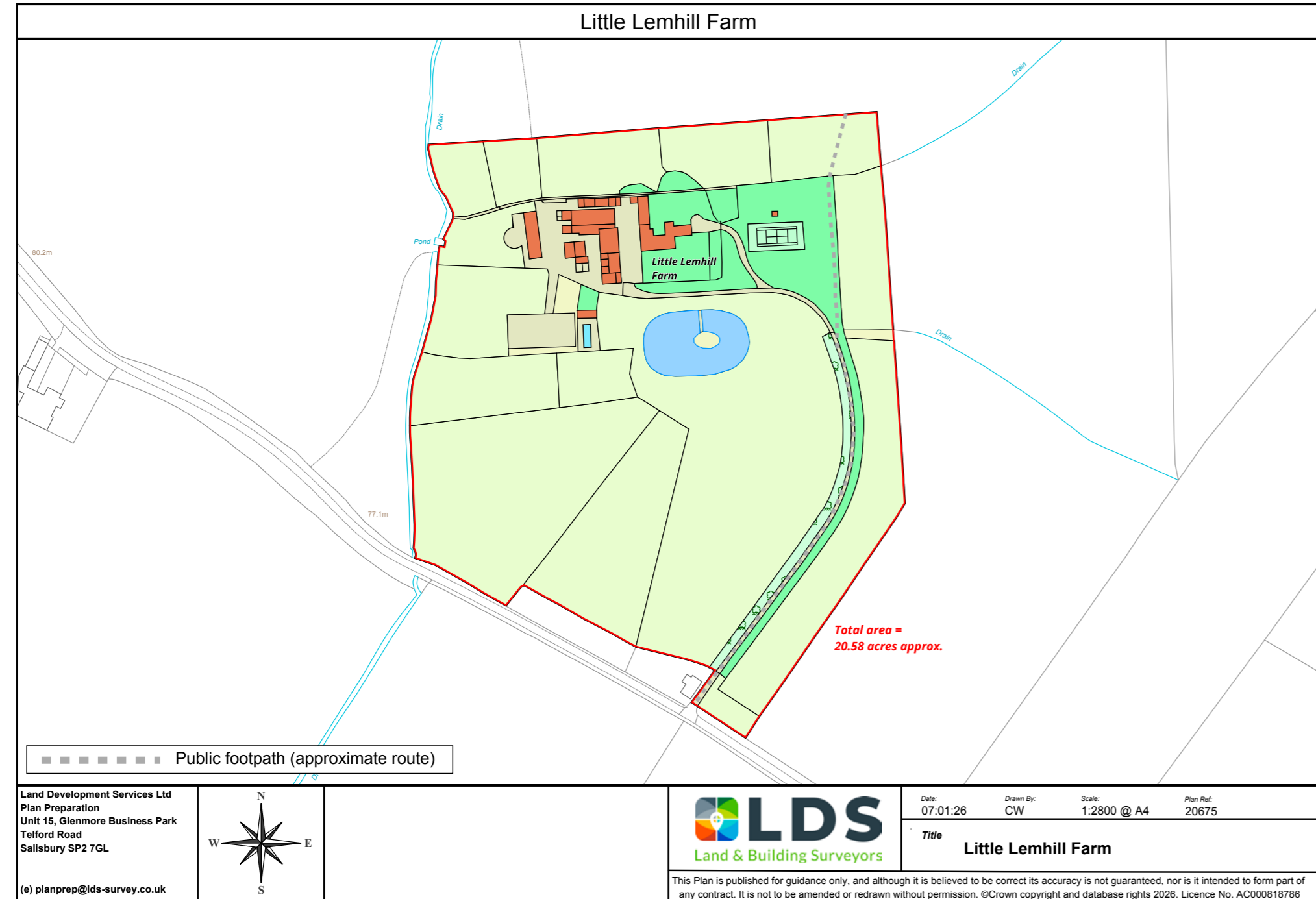
ADDITIONAL DWELLINGS

Attached to the northwestern end of the farmhouse are two cottages: Little Lemhill Cottage (three bedrooms) and Stable Cottage (one bedroom). These are ideal for staff or extended family and also offer income potential. Stable Flat (one bedroom) is a first floor studio-style flat over the tack room.

THE LAND

Laid to grass and divided into individual fields, the property extends to about 20 acres in all.





GENERAL PROPERTY INFORMATION

Services: Main house, Little Lemhill Cottage and Stable Cottage

Mains water, mains electricity and private drainage.
Gas-fired central heating. Broadband connection.

Services: Stable Flat

Mains electricity, mains water, private drainage.
Electric heating. Broadband connection.

Wayleaves, Easements & Rights of Way:

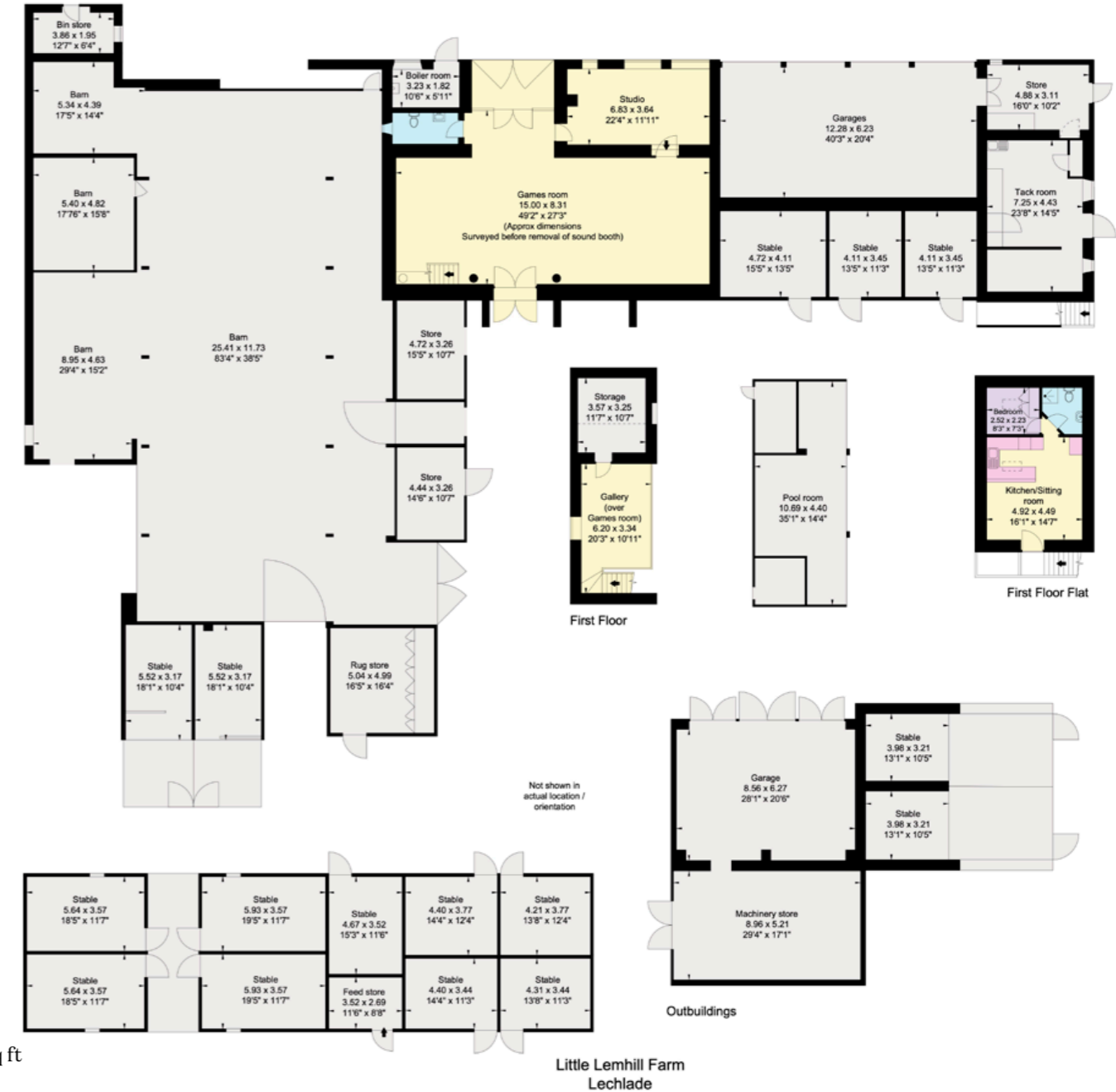
The property is offered for sale with the benefit of all existing wayleaves, easements & rights of way, public or private, whether or not specifically referred to in these particulars. Please refer to the sale plan enclosed for specifically noted rights of way.



Approximate Gross Internal Area
 House = 533 sq m / 5,739 sq ft
 Little Lemhill Cottage = 75 sq m / 807 sq ft
 Stable Cottage = 61 sq m / 657 sq ft
 Flat 33 sq m / 355 sq ft
 Outbuildings 1290 sq m / 13,887 sq ft
 Total = 1,992 sq m / 21,445 sq ft (incl. restricted head height)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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We would be delighted
to tell you more.

James Walker
020 7861 1186
james.walker@knightfrank.com

National Country Department
55 Baker Street
London
W1U 8AN

Harry Pearson
01285 882003
harry.pearson@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE

Rupert Sturgis
01285 882001
rupert.sturgis@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE