






GARDEN HOUSE, CHASTLETON



A STUNNING COTSWOLD HOME IN PEACEFUL LOCATION IN THE VILLAGE

Moreton-in-Marsh 3 miles (mainline station to London
Paddington in 90 minutes), Chipping Norton 5 miles, Stow-on-the-
Wold 6 miles, Oxford 23 miles M40 (Junction 11) 20 miles (all
times and distances are approximate)

			EPC
4	4	3	C
		Grade II listed	

Local Authority: Cotswold District Council

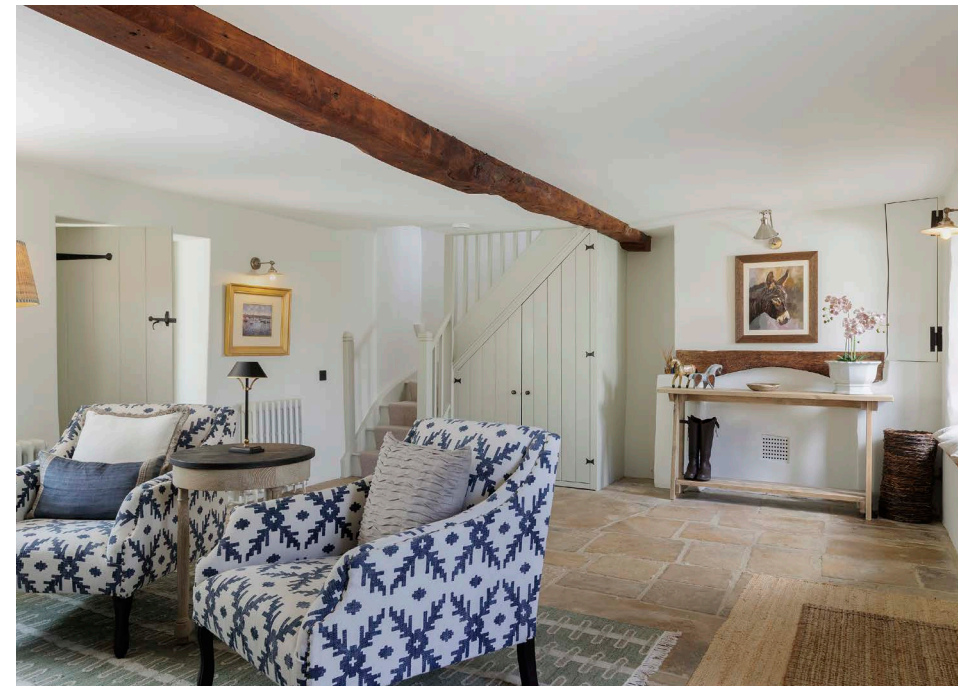
Council Tax band: -G

Tenure: Freehold



LOCATION

Chastleton is a particularly attractive and unspoilt rural village set within the beautiful Evenlode Valley, perfectly positioned between Moreton-in-Marsh, Stow-on-the-Wold and Chipping Norton. These popular market towns provide an excellent range of day-to-day amenities, from independent shops and cafés to supermarkets and well-regarded restaurants. For a wider selection of retail, cultural and educational facilities, Cheltenham, Stratford-upon-Avon and Oxford are all within easy reach. The award-winning Daylesford Farm Shop lies just over 3.5 miles away, while Soho Farmhouse is less than a 30-minute drive. Transport links are strong, with trains from Moreton-in-Marsh to London Paddington, making the area ideal for both full-time living and weekend retreats. The surrounding countryside is designated as a special landscape area, offering superb walking and riding amid rolling fields, wooded valleys and a wealth of historic houses and gardens nearby.







BEAUTIFULLY RESTORED GRADE II LISTED HOME

Garden House is finished to an exceptional standard and set within an idyllic south-facing landscaped garden. The dining room, with its restored flagstone floor and fireplace with wood-burning stove, leads through to a stunning bespoke kitchen/breakfast room by Stroud Furniture Makers. Leathered granite worktops, a central worktable, Lacanche induction range, a marble-shelved larder and hidden coffee station create a refined and functional heart to the home. Bespoke cast-iron French doors by Cotswolds Casements open onto the garden and courtyard, while a light-filled glass atrium provides a perfect spot for informal seating. The bespoke utility room, offers practical external access, and underfloor heating warms both the kitchen and atrium. The sitting room features traditional panelling and a wood-burning stove, and the adjoining family room opens onto the garden via classic French doors. A cloakroom, finished with Timorous Beasties wallpaper, completes the ground floor. The first floor offers three double bedrooms. The principal bedroom includes excellent storage and a luxurious en suite with a roll-top bath and separate shower. A family bathroom serves the remaining bedrooms. The top floor houses a charming bedroom with pitched roof, open-plan en suite with freestanding bath. Additional fitted storage enhances the first-floor landing.







At the top of the garden, a versatile outbuilding with independent heating and a shower room provides an ideal home office, studio, gym, or fifth bedroom. Throughout the house, modern upgrades include a new heat pump, remote-operated thermostats, smart lock, integrated alarm, multi-room sound system, Gigaclear broadband with Cat 6 connection to the outbuilding, an EV charger, and premium finishes including Mylands and Paint & Paper Library paints, Lefroy Brooks bathroom fittings, Original BTC lighting, and appliances by Lacanche and Miele.

The south-facing garden is a standout feature, beautifully arranged with lawns, terraced beds, fruit trees, roses, stone walls, and a children's play area. To the front are three off-street parking spaces, and there are lovely views towards Chastleton House, a National Trust Jacobean manor.





Approximate Floor Area = 245.4 sq m / 2642 sq ft
 Garden Studio = 16.3 sq m / 175 sq ft
 Total = 261.7 sq m / 2817 sq ft



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. (ID767266)



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