

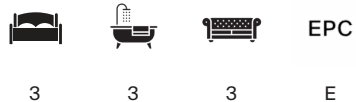


OLD WELL COTTAGE, NAUNTON



A WONDERFUL EDGE OF VILLAGE HOME WITH COUNTRYSIDE VIEWS

Stow-on-the-Wold 6 miles, Bourton-on-the-Water 4.5 miles,
Moreton-in-Marsh 10 miles, Kingham 11 miles (trains to London
Paddington from 90 minutes), Cheltenham 12 miles.
All distances and times are approximate.



Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold



LOCATION

Old Well Cottage is set within the Windrush Valley and designated as an Area of Outstanding Natural Beauty. The village has a thriving community with a parish church, public house, cricket club, boules court, children's playground and village hall. The nearby market towns of Stow-on-the-Wold and Bourton-on-the-Water provide an excellent range of shopping, cultural and leisure amenities, including supermarkets, petrol stations, libraries, veterinary practices and independent specialist shops. Further afield are Cheltenham (12 miles), Burford (15 miles), Broadway (21 miles) and the acclaimed Daylesford Organic Farm Shop and Bamford Club (9 miles). The area is well regarded for independent schooling including Cheltenham College and Junior School, Cheltenham Ladies' College and Dean Close School, and Kitebrook School. State primary schools are located in Temple Guiting and Cold Aston with highly regarded secondary school in Bourton-on-the-Water.







PROPERTY

Improved and extended by the current owners, the property provides versatile accommodation suitable for a range of buyers. Seasonal views of the River Windrush are enjoyed from the principal bedroom and the summerhouse terrace. The gravelled driveway provides parking in front of the attached single garage and workshop, with a raised bed displaying one of the village's original water pumps. An oak-framed veranda leads to the front entrance. Inside, the entrance hall sits at the heart of the home, with ground-floor living spaces flowing seamlessly from one to another. The bright, double-aspect sitting room features a striking stone-faced feature wall and opens into an oak-framed garden room overlooking the landscaped gardens. This, in turn, connects to the well-appointed kitchen and dining room. The kitchen is fitted with granite worktops and includes a three-oven electric Aga, integrated appliances and space for an American-style fridge freezer. A versatile ground-floor study or bedroom benefits from Jack-and-Jill access to a shower room, which is also accessible from the hallway. Upstairs, the principal bedroom enjoys lovely countryside views, fitted wardrobes with dressing area and a generous en suite with bath and separate shower. A dual-aspect guest bedroom also benefits from an en suite shower room and attractive views across the garden towards the church.







OUTSIDE

Old Well Cottage occupies an enviable edge-of-village position, enjoying far-reaching views over rolling countryside and towards the Church.

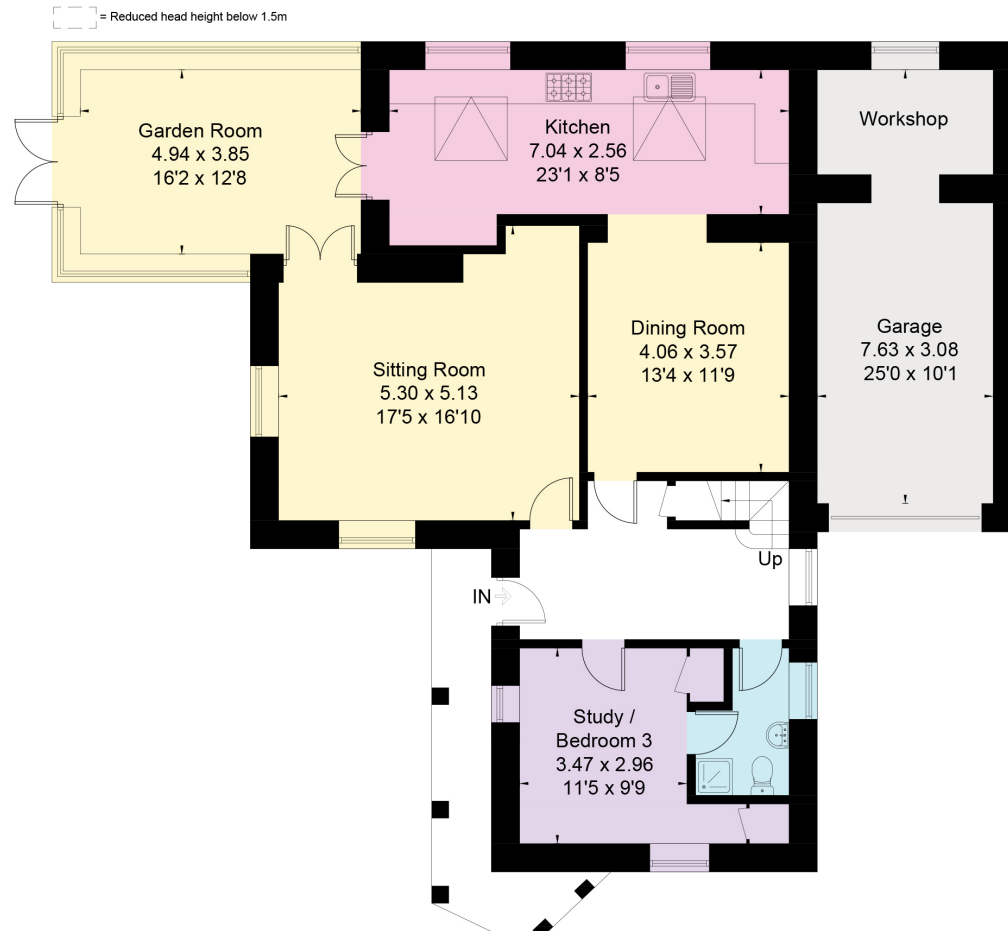
The south-facing gardens are thoughtfully landscaped with two tiered lawns, mature planting and a variety of paved terraces and seating areas. The lower level features a timber shed, ornamental water well and secondary gated access to the road.

At the top of the garden, an arbour seat, summerhouse and terrace provide an exceptional vantage point over the wooded countryside and the River Windrush beyond.

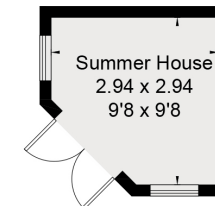




Approximate Floor Area = 160.3 sq m / 1725 sq ft
 Garage = 23.7 sq m / 255 sq ft
 Outbuilding = 7.6 sq m / 82 sq ft
 Total = 191.6 sq m / 2062 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #106463

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)



Leigh Glazebrook

01451 600610

leigh.glazebrook@knightfrank.com

Knight Frank Stow on the Wold

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026 Photographs dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

