






CROFTON HOUSE

Farmington, Cheltenham, Gloucestershire



CROFTON HOUSE FARMINGTON

A private Cotswold courtyard house with separate guest lodge in a discreet village setting.

   EPC
4-6 3-4 4-5 D

Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains electricity and water. Private drainage. Air source heat pump. There are separate mains and heat pumps for the main house and the Lodge.

Distances: Northleach 1.4 miles | Bourton-on-the-Water 4 miles | Stow-on-the-Wold 8 miles | Daylesford 9 miles | Cirencester 11 miles | Cheltenham 12 miles

Kingham Station 14 miles | Charlbury Station 17 miles | Soho Farmhouse 22 miles | Oxford 27 miles (all distances are approximate).

Directions: What 3 Words ///translate.helpless.prepped

Guide Price: £2,000,000



THE PROPERTY

Crofton House is arranged around a fully enclosed courtyard, creating a level of privacy rarely found in Cotswold village houses. The property combines a fully upgraded main house with a separate lodge, offering genuine flexibility for guest accommodation, income, or multi-generational living. Set in the quieter village of Farmington, it provides a private, self-contained living environment without requiring a large estate setting.

The principal rooms are arranged around and open onto the courtyard, creating a natural connection between inside and outside. The kitchen combines an electric AGA with a separate induction hob and convection oven. The adjoining breakfast room, with full-height oak-framed windows rising to the roofline, is one of the most distinctive spaces in the house. The property has been comprehensively upgraded with an all-electric system and air source heat pumps serving both the main house and the lodge independently.





THE PROPERTY

The first floor provides a principal bedroom with an en suite bathroom (electric underfloor heating), a guest bedroom with an en suite shower room, two further double bedrooms, and a family bathroom.

Above the breakfast room, a wide west-facing galleried landing catches afternoon light and currently serves as an additional sitting or study area.

A substantial attic offers potential for up to two additional bedrooms and a bathroom, with heating and plumbing already installed, subject to the usual consents.

The Lodge is a fully independent two-bedroom property with its own entrance, heating system, and services. Recently upgraded throughout with air source heat pump and underfloor heating, it is capable of functioning as a standalone residence.

It is equally suited to guest accommodation, multi-generational living, or income generation through short-term or long-term letting. A stone garage is attached.





SITUATION

Farmington is one of the quieter villages in the central Cotswolds, with its own green, church and local community. It lies 1.4 miles from Northleach, where daily amenities include Lynwood & Co café, WJ Castle butcher, a pharmacy, and two well-regarded pubs: The Wheatsheaf Inn and The Sherborne Arms.

Bourton-on-the-Water and Stow-on-the-Wold are within easy reach, while Cheltenham, Cirencester and Oxford offer wider recreational, shopping and business facilities. Daylesford Organic Farm is approximately 20 minutes away, and Soho Farmhouse approximately 40 minutes. The A40 lies a short distance to the south, linking with the M40 at Oxford. Kingham and Charlbury stations (14 and 17 miles respectively) connect to London Paddington.

The area provides access to a strong range of private schools, including Cheltenham Ladies' College, Cheltenham College, Cothill, and the Oxford schools. Others include Tudor Hall, Beaudesert Park Preparatory School, Querns at Westonbirt and Dean Close.

The setting is more private and less commercialised than many of the better-known Cotswold villages.





GARDENS

The gardens reinforce the privacy created by the courtyard layout, with mature perimeter planting enclosing the space and screening neighbouring properties.

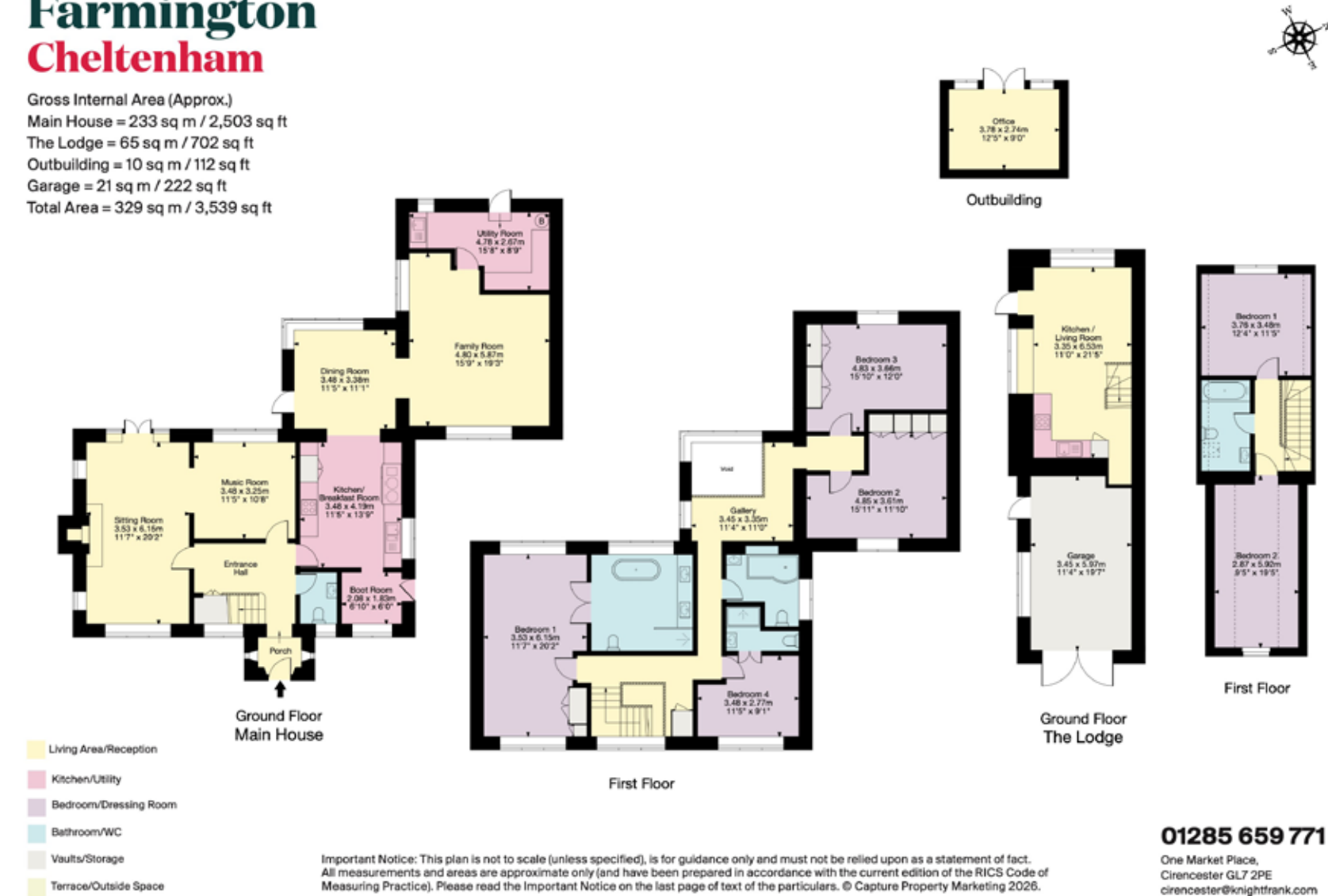
Multiple seating areas provide different aspects throughout the day: an east-facing patio for morning light, and a south-westerly terrace shaded by a mature Portuguese laurel for afternoon and evening use. A dedicated kitchen garden with greenhouse is served by automatic irrigation.

A detached garden studio provides self-contained workspace with optional off-grid power and heating. Off-street parking for up to five cars, with 3-phase power available.



Farmington Cheltenham

Gross Internal Area (Approx.)
 Main House = 233 sq m / 2,503 sq ft
 The Lodge = 65 sq m / 702 sq ft
 Outbuilding = 10 sq m / 112 sq ft
 Garage = 21 sq m / 222 sq ft
 Total Area = 329 sq m / 3,539 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)



Harry Pearson
 01285 659771
 harry.pearson@knightfrank.com

Knight Frank Cirencester
 One Market Place
 GL7 2PE

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

Your partners in property

01285 659 771

One Market Place,
 Cirencester GL7 2PE
 cirencester@knightfrank.com

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