

Lower Atchill Farm
Nr Sibford Gower
Oxfordshire



Strutt
& Parker

Land and property. Since 1885.



D S Churchill



4,911 sq ft (377 sq m) | Freehold
4 reception rooms | Kitchen/breakfast room
6 bedrooms | 5 bathrooms (4 en-suite)
Gardens and grounds
About 2 acres

Guide price £2,600,000



A rural gem set in a glorious private location on the edge of the Cotswolds

THE PROPERTY

Lower Atchill Farm is a wonderful country house set in the North Cotswolds Area of Outstanding Natural Beauty. The original building has been remodelled with great imagination combining the character of the original building, with sensitive, contemporary design and the use of natural materials. Under floor heating; state of the art kitchen and bathrooms; a mood lighting system and extensive use of stone, oak and glass all combine to provide and create a light spacious and unique family home. The front door opens into a reception hall with stairs rising to the first floor. A door opens to a study/bedroom 6 with en-suite shower room. From the reception hall an arch opens into the dining room, with exposed ceiling timbers and an open fireplace. Adjacent is the kitchen/breakfast room with a fully fitted kitchen centred around a work island with wine fridge and dishwasher. Double doors open from the kitchen to the rear garden. To the rear, is a utility/pantry room with a stable door opening to the rear parking area and a second cloakroom.

The Barn/Family room forms the central part of the property – ideal for entertaining. Part of the room is open to the high eaves with large green oak barn doors opening to the front and rear gardens. To one end is a sitting area with open fireplace. Stairs with glass panel balustrade, rise to the mezzanine study area with views to the outside. From here, there is access to bedrooms 4 and 5 both with en-suite bath/shower rooms. Double doors from the Barn/Family room open to a comfortable drawing room with open fireplace with log store behind. A panelled wall at one end has integral cupboards which provide hidden space for a large flat screen TV. From the reception hall, stairs rise to the principal bedroom suite with dressing area and large en-suite with bath and large walk-in shower.

OUTSIDE

Lower Atchill Farm is approached through an electric oak gate via a long private drive from a quiet country lane and offers unrivalled privacy with rural views. The drive leads to a wide gravel parking area to the front of the property and continues to the rear with access to the kitchen/utility room ideal for unloading shopping. To the south is a very attractive parterre garden with lavender and gravel pathways. A yew hedge separates this formal garden from herbaceous borders, an adjoining eating terrace and pleached hornbeam hedge. Overlooking this garden is a former byre/open bay cart shed adjoined to a timber store/workshop with water treatment plant and boiler. In the rear garden is a lap pool and jacuzzi.







LOCATION

Lower Atchill Farm is in a truly rural position on the borders of North Oxfordshire and South Warwickshire, on the edge of the Cotswolds in an Area of Outstanding Natural Beauty. Situated between the villages of Lower Brailes, Sutton-under-Brailes, Ascott/Whichford and Hook Norton which provide for all the local requirements. Larger local centres include Banbury, Stratford-upon-Avon and Oxford. (Banbury) to London and the south and J12 (Gaydon) for Birmingham and the north. Soho Farmhouse and Daylesford Organics are both within 11 miles. There is a local well regarded primary school in Lower Brailes. and Kitebrook House is 7 miles away. The nursery school Willow on the Farm is 5 miles, whilst there is private secondary education at Bloxham School, Tudor Hall and Sibford School. Main line rail links from Banbury (London Marylebone from 55 minutes) and Moreton-in-Marsh (London Paddington from 95 minutes). Motorway connections to the M40 at J11. Leisure and sporting activities include golf at Feldon Valley, Brailes, Tadmarton Heath, Rye Hill and Stratford-upon-Avon; horse racing at Stratford-upon-Avon and Cheltenham; theatres at Chipping Norton, Stratford-upon-Avon and Oxford. There is access to numerous bridle ways and footpaths connecting the property to the surrounding countryside.

GENERAL

Local Authority: Stratford District Council Tel: 01789 267575
 Council Tax: Band E
 Services: Mains electricity. Water is from a well maintained private system. Private drainage is connected to a Klargestor system. Oil fired boiler and central heating both by under floor and radiators.
 Rights of way, wayleaves and easements The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.



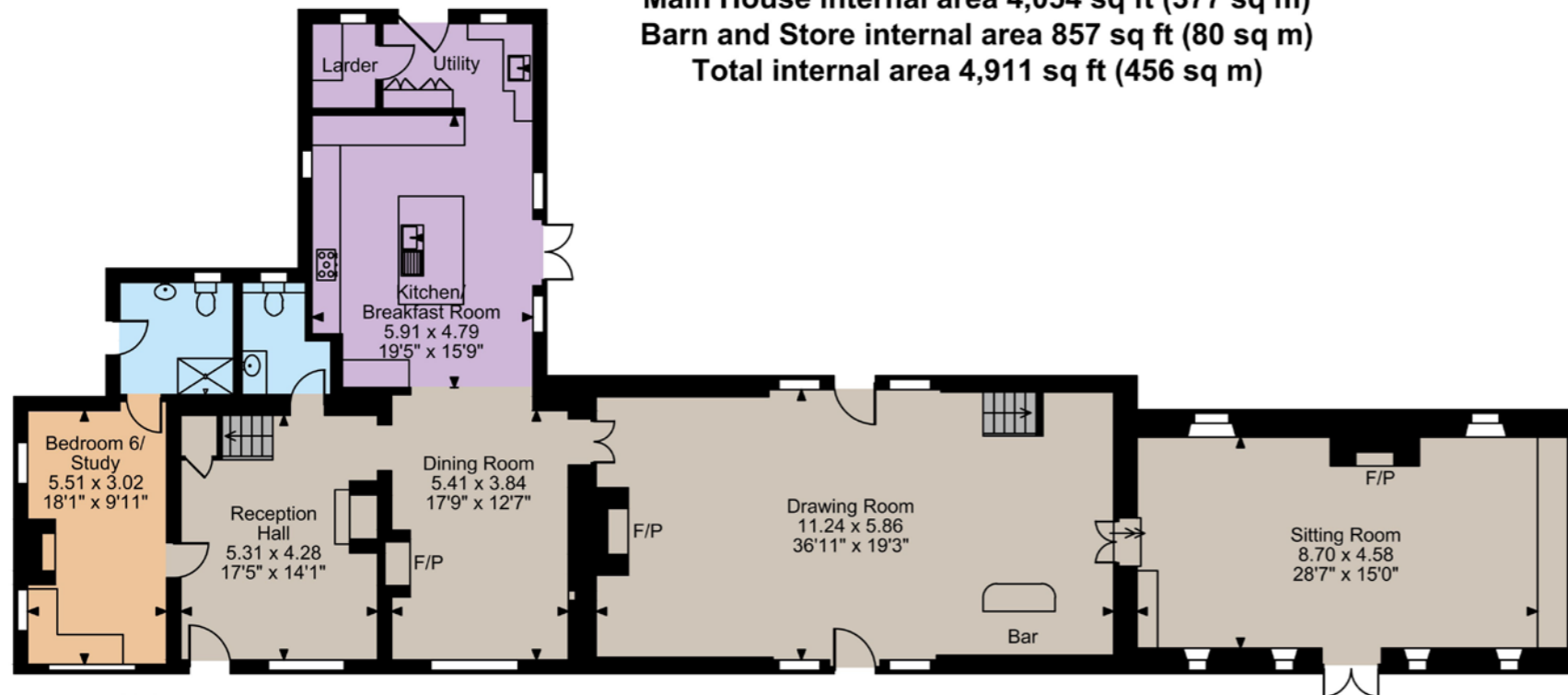
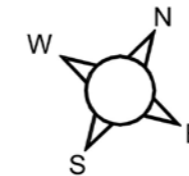
Moreton-in-Marsh

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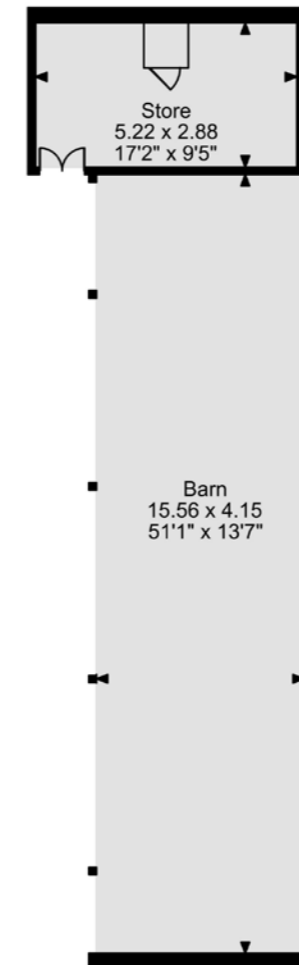
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Lower Atchill Farm, Traitors Ford Lane, Sibford Gower
Main House internal area 4,054 sq ft (377 sq m)
Barn and Store internal area 857 sq ft (80 sq m)
Total internal area 4,911 sq ft (456 sq m)



Ground Floor

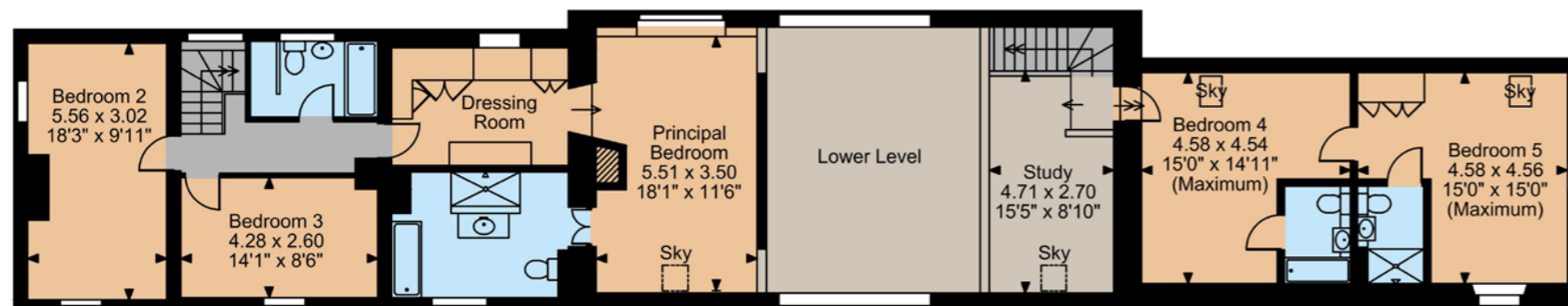


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First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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