

THE HIDE

LAND SOUTH OF GREAT WOLFORD ROAD, MORETON-IN-MARSH



An opportunity to create a masterpiece home with Para 84 Permission for a 11,000 square foot home situated in c. 10 acres

Ground Floor: Kitchen • Sitting room • Dining room
Snug • Two studies • Boot room • Wine room • Pantry
Library • Bedroom with en suite

First Floor: Principal suite • Three further en suite bedrooms

Annexe: Two bedrooms • Family bathroom

Leisure complex: Indoor swimming pool • Jacuzzi
Steam room • Sauna • Kitchen • Gym

Outside: Garage • Lawned garden • Dining terrace
Woodland • Wetlands • Driveway • Parking



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DESCRIPTION

The Hide provides the opportunity to create a unique and private, architecturally merited property, extending to 11,000 square feet on 10 acres of land, within the Cotswolds.

The project architect, Seymour-Smith Architects, is a Cotswolds based design-led architectural practice that delivers considered, contemporary and sustainable buildings.

The landscape consultant, SEED Landscape Design Ltd, are renowned for the creation of dynamic landscapes, with a particular emphasis on planting and the natural environment.

The site is rectangular in shape, and is bounded to the north by Great Wolford Road, with Wolford Wood, which is a Site of Special Scientific Interest (SSSI), extending to the east. Open views look out westward over the expanse of the landscape and historic oak trees.

The adjacent woodland to the east of the house, is drawn into the site with the planting of new trees. The open heathland inspired landscape to the west will be a mosaic of grassland, meadow, scrub and cover crops with a particular focus on providing habitat for farmland birds. The driveway

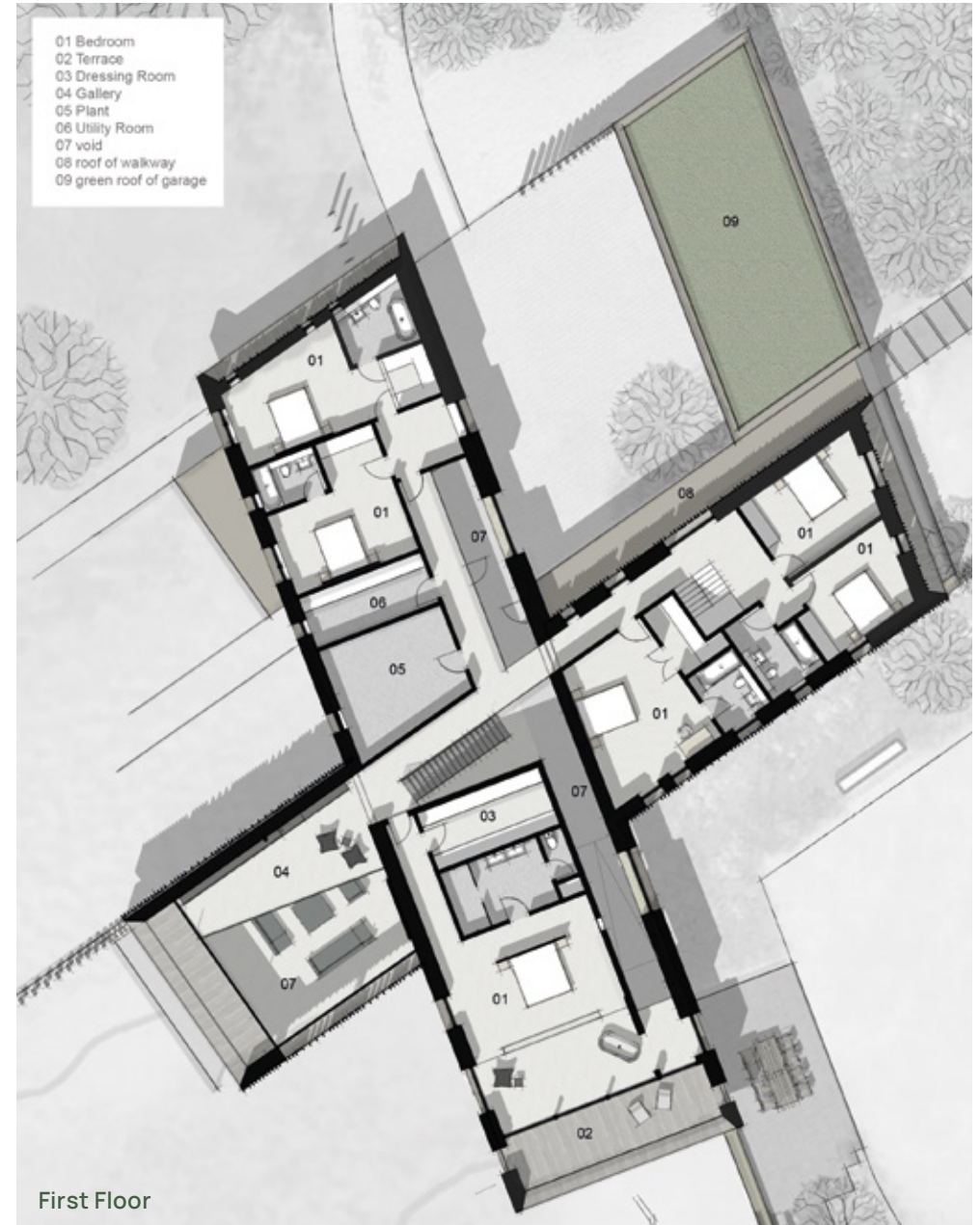
winds its way through this new woodland with curated views out across the open landscape prior to arrival at the house. A family terrace and domestic garden are proposed to the south-east of the house, and seasonal wetland pond to the south.

The grouping of the built elements creates a courtyard space, taking their cue from farm buildings in the area. The main section of the house has five ensuite bedrooms, and the annexe provides separate living accommodation with two bedrooms for guests or staff. A path connects to the pool house and further amenities. The buildings, with large panoramic windows, have been designed to capture the best of the views across the site, to provide inside-outside spaces, and to immerse you in the rich landscape.

The use of Cotswolds stone roots the buildings to their location. Thatch has been used for the upper levels, which is a renewable and naturally insulating material that results in a richly textured surface. The timber cladding references the woodland setting and echoes the parallel lines of the site.

Sustainability is paramount, and through the application of PV, PV-T, and a water source heat pump, the house will be energy positive; it will generate more energy than it will use.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasia easements and restrictive covenants and all existing and proposed

wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

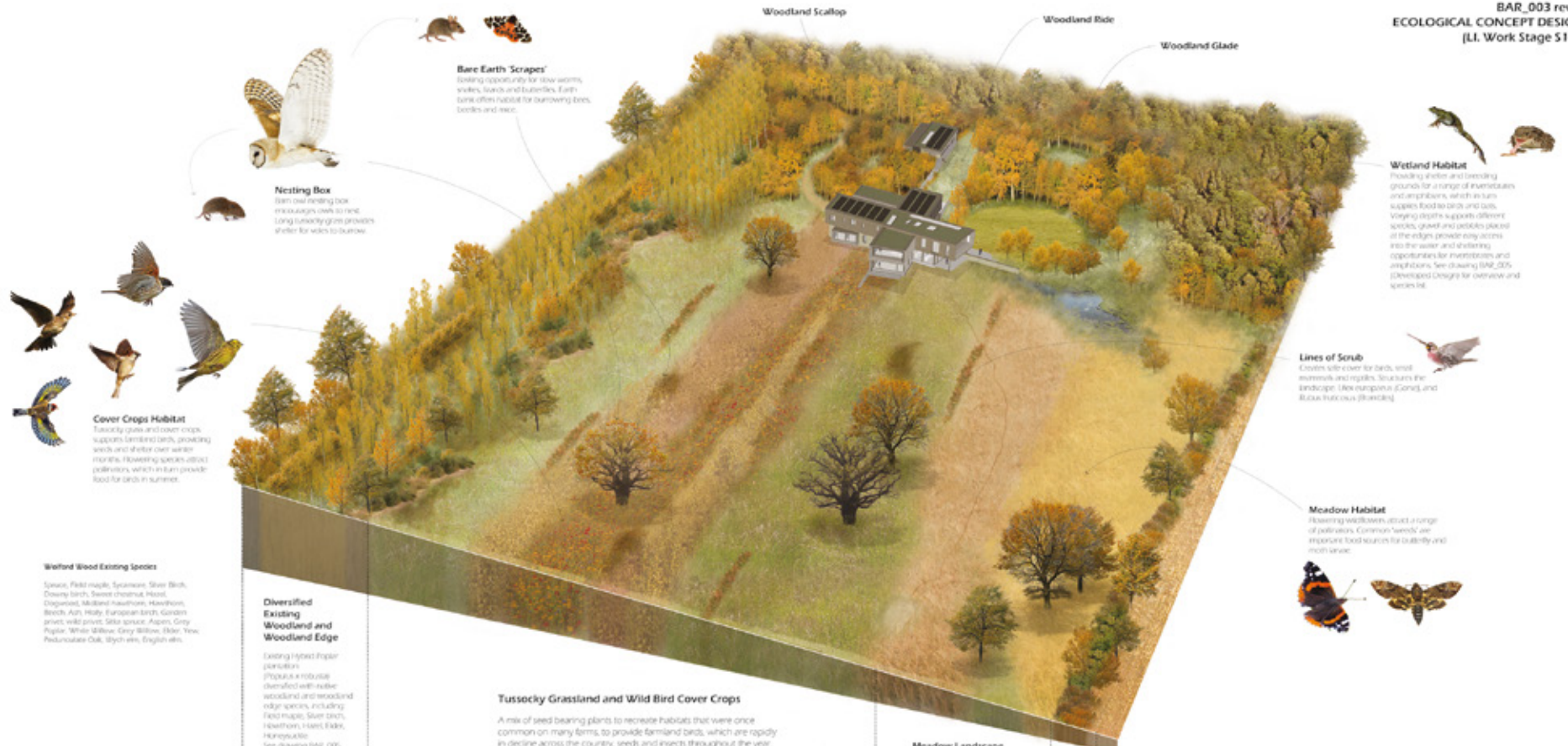
VIEWINGS

Please telephone Butler Sherborn: Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

Local Authority: Stratford-on-Avon District Council - Telephone: 01789 267575

Tenure: Freehold





Wetland Wood Existing Species

Species: Field maple, Spirewood, Silver Birch, Downy birch, Sweet chestnut, Hazel, Dogwood, Milkmaid Hawthorn, Hawthorn, Beech Ash, Holly, European larch, Garden privet, wild privet, Sika spruce, Aspen, Grey Poplar, White Willow, Grey Willow, Elder, Yew, Pedunculate Oak, Sycamore, English elm.

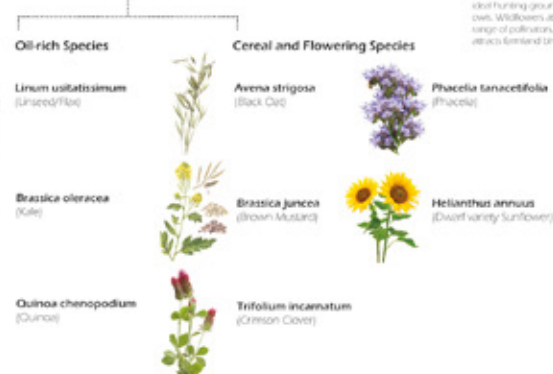
Diversified Existing Woodland and Woodland Edge

Existing Hybrid Poplar plantation (POPULUS A robustly diversified with native woodland and woodland edge species, including Field maple, Silver Birch, Hawthorn, Hazel, Elder, Honeylocust, See drawing BAR_003 (Developed Design) for overview and species list.

Edge of Poplar plantation will be sheltered south facing pockets where a diverse understory can develop.

Tussocky Grassland and Wild Bird Cover Crops

A mix of seed bearing plants to recreate habitats that were once common on many farms, to provide farmland birds, which are rapidly in decline across the country, seeds and insects throughout the year. Oil-rich cereal and flowering species sown adjacent to woodland edge, native hedge lines and open meadow to benefit the widest variety of species. Tussocky grassland is excellent habitat for reptiles.



Cover Crops Habitat
 Tussocky grass and cover crops supports landbird birds, providing seeds and shelter over winter months. Flowering species attract pollinators, which in turn provide food for birds in summer.

Nesting Box
 Barn owl nesting box encourages owls to nest. Long tussocky grass provides shelter for voles to burrow.

Bare Earth Scrapes
 Providing opportunity for slow worms, voles, lizards and lizards. Earth bank offers habitat for burrowing bees, beetles and mice.

Wetland Habitat
 Providing shelter and breeding grounds for a range of amphibians and amphibians, which in turn supplies food to birds and bats. Varying depths supports different species, grass and sedges placed at the edges provide easy access into the water and sheltering opportunities for invertebrates and amphibians. See drawing BAR_003 (Developed Design) for overview and species list.

Lines of Scrub
 Creates side cover for birds, small mammals and reptiles. Structures for landscape: New Juniperus (Juniper) and Ruscus hibernicus (Hollyhock).

Meadow Habitat
 Flowering wildflowers attract a range of pollinators. Common 'weeds' are important food sources for butterfly and moth larvae.

Meadow Landscape
 Tussocky grassland left over winter as a stem light, creating habitat for small mammals such as voles, which in turn provides about hunting ground and for barn owls. Willows attract a wide range of pollinators, which attracts farmland birds and bats.

Existing Hedgerow
 Managed to provide a food source of berries for birds into the winter.

Existing Adjacent Field
 Intensively farmed agriculture of field with meadow margins. Supports relatively low level of biodiversity.

DIRECTIONS (POSTCODE GL56 0PE)

From Stow-on-the Wold take the A436 towards Chipping Norton, turn left onto the A44 and continue until you reach the right hand turn to Great Wolford at the Four Shires Stone. The site can be found on your right hand side about a mile down the lane. The entrance will be marked by a Butler Sherborn board.

what3words: ///shopper.passenger.tallest



Towns

Moreton in Marsh 2.2 miles
Stow-on-the-Wold 6.5 miles
Oxford 32.5 miles



Pubs

The Fox, Broadwell 4.8 miles
The Fox, Oddington 7 miles
The Chequers, Churchill 8.3 miles



Schools

Kitebrook School 1.7 miles
Sibford School 11.6 miles
Tudor Hall School 16.6 miles



Train stations

Moreton in Marsh 2.5 miles
Kingham 8.6 miles



Members Clubs

Daylesford Organic Shop & Spa 6.6 miles
Soho Farmhouse 14.7 miles

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