



# BEECHWOOD FARM

COMPTON ABDALE, GLOUCESTERSHIRE



# Beechwood Farm

## Compton Abdale, Gloucestershire

A Cotswold family house with an outstanding cottage, outbuildings and paddocks.  
In all just under 14 acres.

### MAIN HOUSE

**Ground Floor:** Reception Hall • Sitting Room • Dining Room • Kitchen Breakfast Room • Utility • Cloakroom • Bedroom 4

**First Floor:** Games Room (formerly a Reception Room) • Main Bedroom with En-Suite Shower Room  
Bedrooms 2 and 3 • Bathroom • Large loft space

**Outside:** A range of stables, tack room, feed room and workshop • Vaulted office with mezzanine  
Courtyard gardens • Above ground swimming pool • Private parking

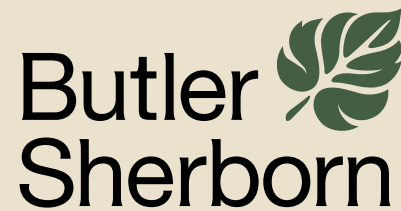
### PENNYCRESS COTTAGE

Open plan Sitting/Dining Room • Kitchen • Main Bedroom with En-Suite • Bedroom 2 (Double)  
Bedroom 3 • Bathroom • Terrace and Garden • Parking

### OUTSIDE

Paddocks • Gardens and Grounds amounting to just under 14 acres

Northleach 4 miles, Cheltenham 10 miles, Cirencester 11 miles, Burford 13 miles, City of Oxford 32 miles,  
Kingham Station 17 miles (London Paddington from 76 minutes), Kemble Station 18 miles  
(London Paddington from 69 minutes) (All distances and times are approximate)



#### Cirencester Office

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## DESCRIPTION

Beechwood Farm is located in the idyllic rural village of Compton Abdale surrounded by glorious Cotswold countryside. The principal house is well-proportioned with flexible accommodation arranged over two floors suited to family living with two reception rooms complemented by a kitchen breakfast room and utility. The fourth bedroom could serve as an additional reception or playroom if required. Upstairs a double-height games room could be reverted to a reception room (or serve as an alternative bedroom suite if required), with a main-bedroom suite and two further bedrooms which are served by the family bathroom. There is also a large loft space measuring approx. 36ft. The current owners have created a superb, vaulted office with a mezzanine room which is accessed separately from the garden. On the west side of the house, creating a courtyard, is a range of stables and outbuildings with potential, subject to consents, or would serve as a good stable yard again, if required.

Located in a private setting on the property is Pennycress, which is an exceptional conversion of an original milking parlour and is finished to the highest standard throughout. Currently serving as a successful holiday let, the beautifully presented living space is arranged over a single storey with doors opening to the terrace and garden.

Beechwood Farm is set in just under 14 acres of gardens, grounds and paddocks. The gardens are currently arranged as courtyards to the front and rear of the main house and the grounds, with a track, leading up to Pennycress with its own private garden and parking. The track continues on up to the paddocks with wonderful views over Compton Abdale and the countryside beyond. These are currently grazed and have hosted idyllic camping for the current owners.







## SITUATION & AMENITIES

Compton Abdale is a tranquil and unspoilt village, in an Area of Outstanding Natural Beauty which is surrounded by glorious countryside with many footpaths and bridleways throughout the area. The parish church, St Oswald's, dates back to the 13th Century and the focal point in the centre of the village is a spring-fed brook which emerges from a stone "crocodile" head constructed in the mid-19th Century.

Northleach is the nearest market town, with excellent day-to-day facilities including two pubs, a doctor's surgery, a junior school and nursery. Cheltenham (10 miles) hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food, and literary festivals. Cirencester can be reached via the nearby Fosse Way (A429), which also provides direct access to Stow-on-the-Wold and the Midlands.

The A40 links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network. Airports at Birmingham, Bristol and Heathrow. There are also regular train services to London Paddington from Kemble, Kingham and Charlbury.

Private schools in the area include Hatherop Castle, Beadesert Park as well as the many schools and colleges in Cheltenham and Oxford.

## SERVICES

Mains water and electricity. Private drainage (main house to a septic tank and Pennycress to a domestic treatment plant). Oil-fired underfloor heating to main house, and air source heat pump underfloor heating to Pennycress. Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).





## 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 quasi-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. There is a public footpath which crosses the property. Please refer to the land plan for approximate location.

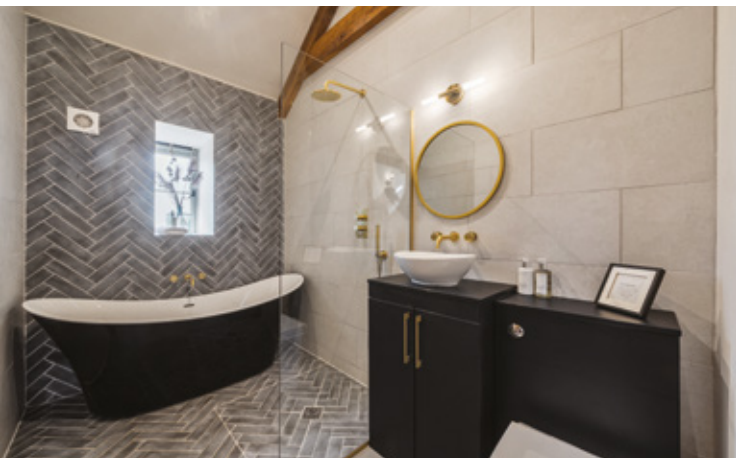
## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including the contents of Pennycress (with some exceptions) may be available by separate negotiation.

## TENURE

Freehold with vacant possession.





## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

**Main House:** Band H | **Pennycress:** Non-Domestic rate

## EPC

**Main House:** Band D | **Pennycress:** Band C

## VIEWINGS

Please telephone Butler Sherborn, Cirencester Office -  
T: 01285 883740 | E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL54 4DR)

From Cirencester take the A429 towards Northleach and the A40. At the roundabout on the A40 turn left towards Cheltenham. Follow the A40 for 3.3 miles and turn left, signed Withington & Compton Abdale. As you come into the village, continue straight down the hill and bear right at the crossroads. Beechwood Farm will be found on the left-hand side.

**what3words:** ///lends.acrobatic.loans



## Beechwood Farm, Compton Abdale

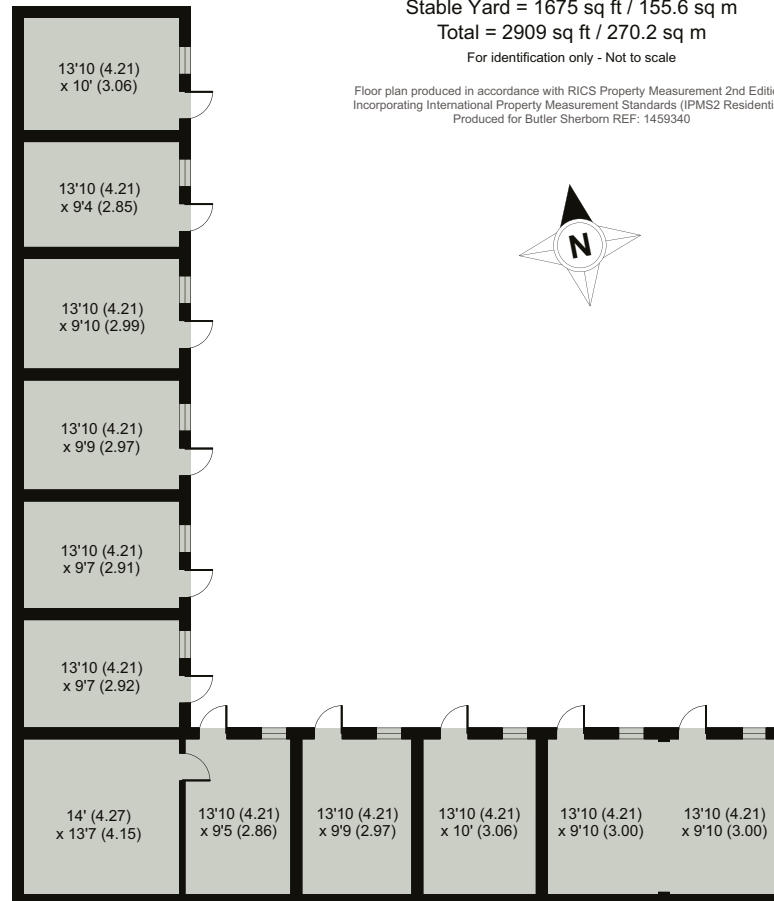
Pennycress = 1234 sq ft / 114.6 sq m

Stable Yard = 1675 sq ft / 155.6 sq m

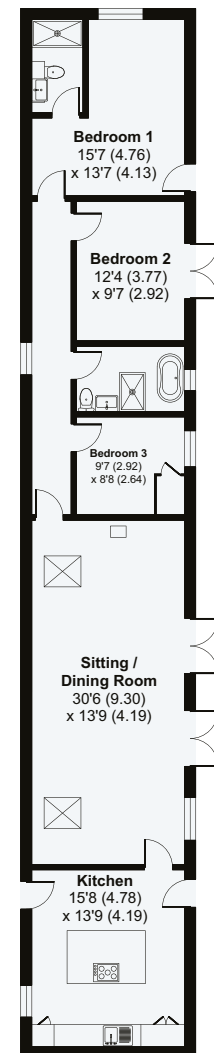
Total = 2909 sq ft / 270.2 sq m

For identification only - Not to scale

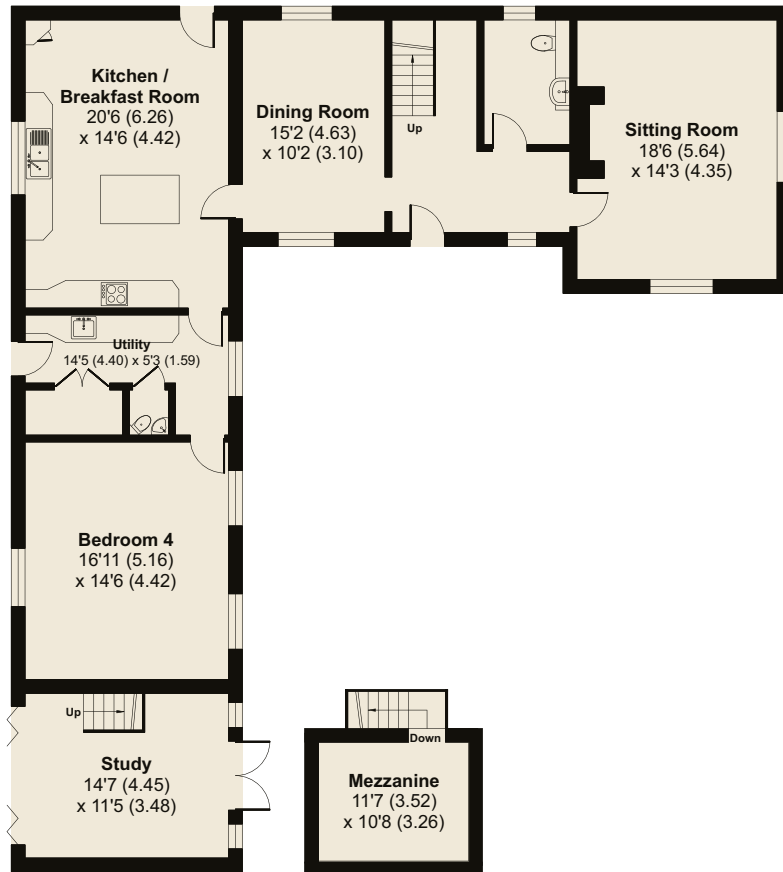
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Butler Sherborn REF: 1459340



STABLE YARD

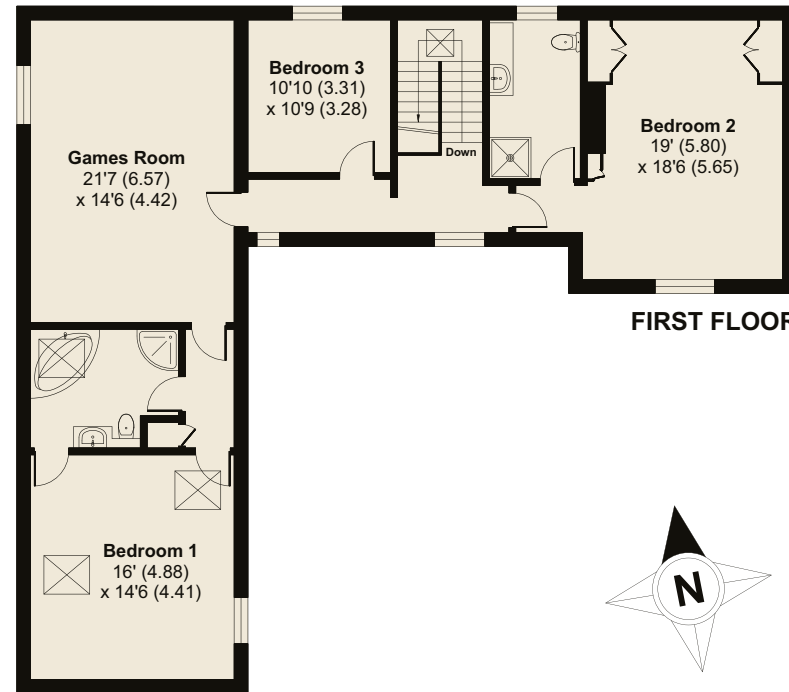


PENNYCRESS

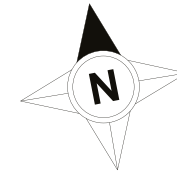


**GROUND FLOOR**

**MEZZANINE**



**FIRST FLOOR**



## Beechwood Farm, Compton Abdale

Approximate Area = 2930 sq ft / 272.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Butler Sherborn REF: 1459340

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