

GRANGE FARM

LOWER SLAUGHTER, GLOUCESTERSHIRE





Grange Farm

Lower Slaughter, Gloucestershire

A substantial six-bedroom Cotswold stone country house, situated on the edge of the picturesque village Lower Slaughter, with far-reaching views across its own 9.17 acres.

GROUND FLOOR

Reception hall • Drawing room • Dining room • Study • Garden room • Kitchen/breakfast room • Utility • Pantry • Cloakroom

FIRST FLOOR

Principal suite with dressing room and two adjoining bath and shower rooms
Two further double bedrooms, both with adjoining bath and shower rooms

SECOND FLOOR

Three double bedrooms with two adjoining shower rooms

OUTSIDE

Driveway • Landscaped gardens • Double carport • Triple garage and additional garage • Games room
Shower and changing room • Indoor heated swimming pool • Paddock land with belted woodland



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DESCRIPTION

Grange Farm presents an exceptional opportunity to acquire a distinguished Cotswold stone country house of rare quality and refinement. Impeccably presented, the property showcases an array of exquisite features, including an impressive, vaulted breakfast area, elegant stone mullion windows, impressively scaled reception rooms and wonderfully flexible accommodation. Maintained to an exemplary standard, this substantial family home blends enduring Cotswold charm with an elevated level of modern comfort. Many of the principal rooms enjoy enchanting views across the rolling paddocks or towards the beautifully designed and meticulously landscaped gardens, where abundant, well-stocked borders provide year-round colour.

OUTSIDE

Accessed through private double gates, the sweeping gravel driveway loops gracefully around the house, leading to the carport and garaging area. A beautifully designed detached building provides extensive storage alongside a spacious games room or gym with an adjoining shower room. Beyond this lies the stunning heated indoor swimming pool, complete with



impressive bifold doors that open directly onto the side gardens, creating a seamless connection between indoor leisure and the tranquil outdoor setting.

LAND

Beyond the house and gardens lie three railed meadows, set on level ground, flanked on both sides by mature belt woodland, ensuring complete privacy and uninterrupted views exclusively for Grange Farm. Extending to approximately 9.17 acres in all, this idyllic land forms a remarkable backdrop to the property and offers excellent potential for equestrian use or for buyers wishing to create a small holding, perfectly complementing the tranquillity and uniqueness of the setting.

SITUATION & AMENITIES

Upper and Lower Slaughter are among the most highly regarded villages in the Cotswolds, set within a Conservation Area and an Area of Outstanding Natural Beauty. The River Eye runs through the centre of the village, crossing a picturesque ford and lined with traditional Cotswold stone cottages, houses, and St Peter's Church. The privately owned, Michelin-starred Lords of the Manor Hotel offers both a bar and restaurant. The Slaughters are also one of only 14 "Doubly Thankful Villages," where all servicemen returned from both World Wars.

Local amenities are available in Bourton-on-the-Water and Stow-on-the-Wold, with wider facilities in Cheltenham and Cirencester, both about 18 miles away. Kingham station provides regular rail services to London Paddington (approx. 90 minutes). Nearby leisure options include golf at Naunton Downs, Wychwood, and Burford, and National Hunt racing at Cheltenham, Warwick, and Stratford-upon-Avon. The area also offers excellent schools.



SERVICES

Mains gas, water, electricity and drainage. Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

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 quasieasements 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.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council. T:01285 623000

COUNCIL TAX

Band G

VIEWINGS

Please telephone Katy Freeman or Ben Way at Butler Sherborn, Stow Office T 01451 830731 or Burford Office T 01993 822325 or The London Office T 0207 839 0888. E Katy@butlersherborn.co.uk or E ben@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL54 2HP)

From Stow on the Wold take the A429 south down the hill and through the lights proceeding along the Fosse Way for about 2.8 miles. Turn right signposted 'The Slaughters' upon entering the village on the first bend turn right, Grange Farm double gates can be found approximately 100 yards on the left-hand side.

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Pubs

The Slaughters Country Inn, Lower Slaughter – 0.2 miles
The Mousetrap, Bourton on the Water – 1.8 miles
The Porch House, Stow on the Wold – 3.3 miles



Schools

The Cotswold Academy – 1.4 miles
Cold Aston C of E Primary – 3.8 miles
The Cotswold School – 1.4 miles
Kitebrook Preparatory School – 10.8 miles



Towns

Stow-on-the-Wold – 3.1 miles
Moreton in Marsh – 7.3 miles
Burford – 11 miles



Members Clubs

The Club by Bamford – 6.8 miles
Soho Farmhouse – 20.1 miles
Estelle Manor – 24.6 miles
For shopping – Daylesford Organic – 6.7 miles



Train stations

Moreton in Marsh – 7.4 miles
Kingham Station – 8 miles



Approximate Floor Area = 546.4 sq m / 5881 sq ft
 Outbuildings = 163.6 sq m / 1761 sq ft
 Garage = 80 sq m / 861 sq ft
 Total = 790 sq m / 8503 sq ft
 (Excluding Void / Carport)



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Ground Floor



First Floor



Second Floor



(Not Shown in Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83916

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: May 2024. Particulars written: December 2025. Brochure by wordperfectprint.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79





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