



## THE OLD FARMHOUSE

Lechlade, Gloucestershire



# A DISTINGUISHED COTSWOLD HOME OF TIMELESS CHARM

Approached via a gravelled driveway, with ample parking, the accommodation is predominantly arranged over two floors, and is both spacious and bright.

			
5	5	5	5+
			<b>Grade II listed</b>

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

Services: Mains water and electricity, private drainage and oil central heating



## THE PROPERTY

A stone porch with Grade II listed wooden door opens into a lovely entrance hall with high ceilings. A door to the left gives access to the games room, with sash windows, wooden shutters and a fireplace. The living room is situated a little further down the hallway to the right, and again features a high ceiling, sash windows to the front and rear, and a fireplace. At the end of the hallway, a doorway opens into the dining room, with an oil-fired Rayburn and a sash window. Beyond the dining room is a wonderful fitted kitchen/ breakfast room, with windows to the rear and a door to a courtyard. A spacious garden room is found off the kitchen, featuring a wood-burning stove, underfloor heating and French doors onto the garden. A step down leads to a useful utility room, again with French doors opening onto a rear courtyard. The ground-floor accommodation also includes a study with a wood-burning stove and a cloakroom..



## MORE ABOUT THE PROPERTY

A staircase from the dining room leads down to a tanked room, currently used as a cellar/ storage room. There are two staircases in the house, one of which is off the kitchen and leads to a separate bedroom with an en-suite bathroom, ideal for guests or a nanny. The main staircase is in the entrance hall and leads to a spacious and bright landing, with a sash window. There are four double bedrooms on the first floor, three of which benefit from their own bathrooms. A family shower room serves the remaining bedroom. All of the bedrooms also have fireplaces. To the exterior of the property, a lovely garden with mature shrubs and fruit trees, and a small ha ha, runs away from the front of the house.

There are lawns to the side of the property, with a pretty gravelled seating area and box hedging. Much of the garden is bordered by Cotswold stone walls, with some estate fencing. To the rear of the house are two pretty courtyard areas, ideal for alfresco dining. In addition, there are outbuildings including a new greenhouse, a two-car garage and stables, which runs along the side of the driveway.



## LOCATION

The Old Farmhouse can be found at the end of a long drive flanked by paddocks on the edge of the Cotswold market town of Lechlade. The small town offers a range of restaurants, hotels, public houses, a small supermarket, a bank, dentists' and doctors' surgeries, as well as sporting and leisure facilities. A wider choice of shops, restaurants and other amenities are available in Cirencester, Cheltenham, Oxford and Swindon.

Local sporting facilities in the area include golf at Burford, Highworth and Witney; racing at Cheltenham, Stratford and Newbury; polo at Cirencester and Inglesham. Lechlade is located close to the boundary of the Cotswold Water Park providing various water sports. Trout fishing at Lechlade. Schools include one of the only state boarding schools in the country being found in nearby Burford. Private schools nearby include Hatherop Castle, Cokethorpe and St Hughes..





**Approximate Gross Internal Area 4132 sq ft - 384 sq m  
(Excluding Garage)**

Lower Ground Floor Area 364 sq ft - 33 sq m  
 Ground Floor Area 1913 sq ft - 178 sq m  
 First Floor Area 1440 sq ft - 134 sq m  
 Greenhouse Area 128 sq ft - 12 sq m  
 Stable Area 287 sq ft - 27 sq m  
 Garage Area 365 sq ft - 34 sq m



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)



We would be delighted  
to tell you more.

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