

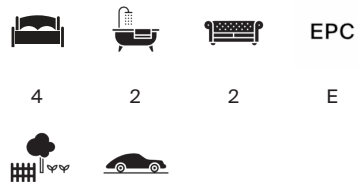


THE OLD BAKEHOUSE, NAUNTON



A SECLUDED PERIOD COTTAGE IN THE HEART OF THE VILLAGE

Stow-on-the-Wold 6 miles, Bourton-on-the-Water 4.5 miles,
Moreton-in-Marsh 10 miles, Kingham 11 miles (trains to London
Paddington from 90 minutes), Cheltenham 12 miles.
Distances and times are approximate.



Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold



THE PROPERTY

The accommodation has been thoughtfully configured to balance character with versatility. At its centre is the impressive kitchen/dining room, forming a natural focal point of the home. A classic country-style fitted kitchen opens into a generous dining area, originally designed to link the cottage with the barn to the rear.

Glazed doors and large windows flood the space with natural light while creating a seamless connection to the courtyard garden, resulting in a highly sociable and inviting setting. The dining area flows through to a well-proportioned sitting room extending to over 28 ft, with views across the terrace, while a separate snug offers a more intimate and atmospheric retreat, ideal for quieter evenings.



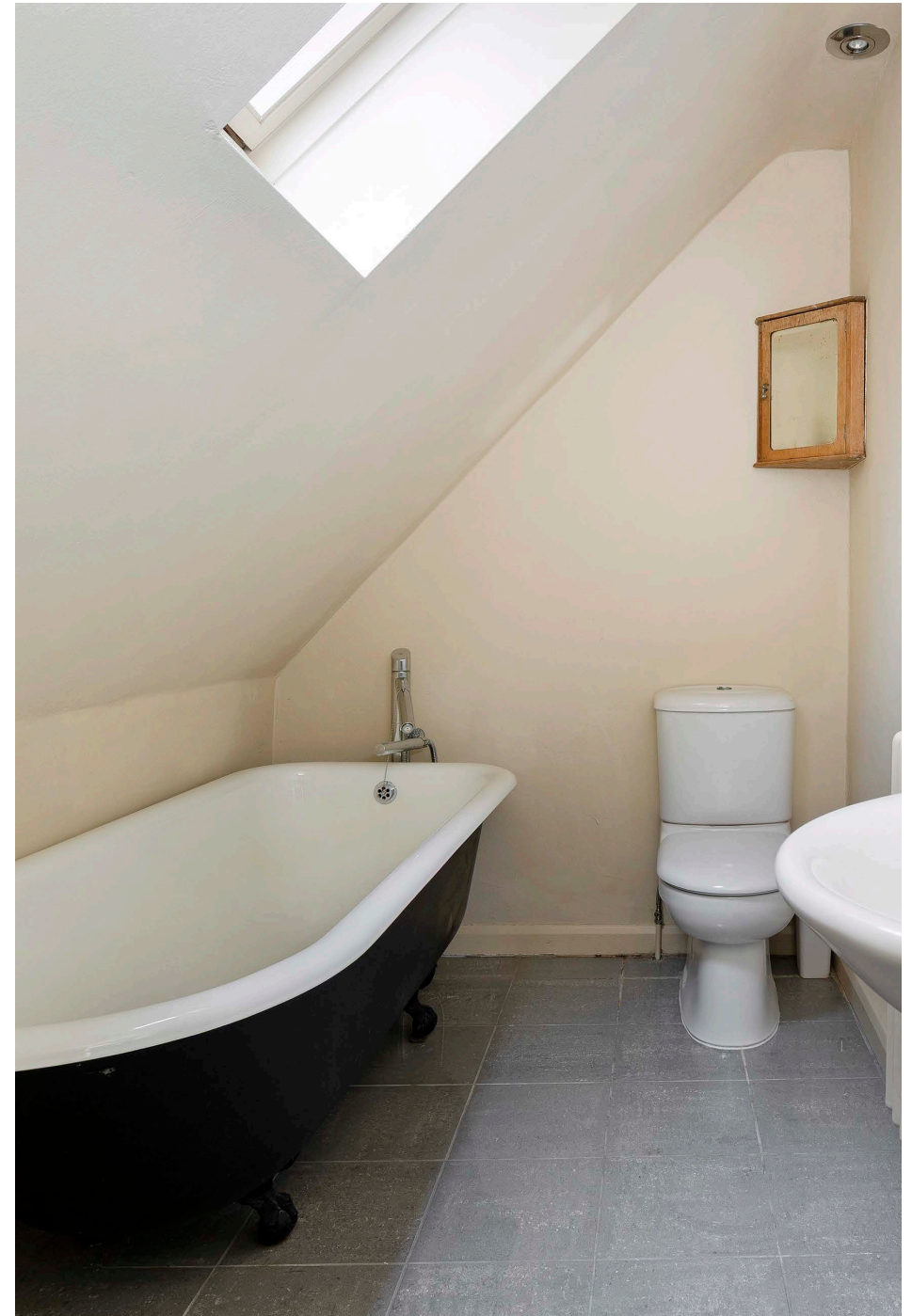


UPSTAIRS

The bedrooms are well proportioned and beautifully presented, each enjoying a peaceful outlook and excellent natural light. Dependant on requirements the versatile layout of four bedrooms and two bathrooms is perfect for guests to be separate or indeed to reconfigure to create a dressing room for the main bedroom.

OUTSIDE

The sunny south facing gardens are a standout feature. Impeccably landscaped, they comprise sweeping lawns, neatly clipped hedging and an attractive paved terrace, perfect for al fresco dining. A charming courtyard, enclosed by Cotswold stone walls and softened with climbing plants, provides a wonderfully private and sheltered space. A gravelled driveway offers ample parking for two to three vehicles.





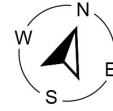



LOCATION

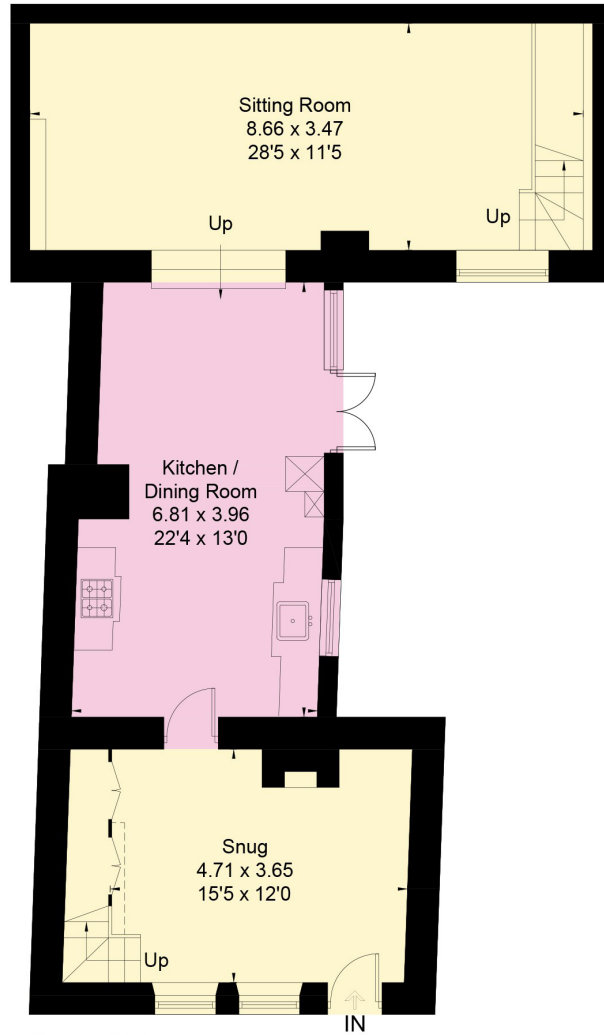
The Old Bakehouse is located in the highly sought-after village of Naunton, set within the Windrush Valley and designated as an Area of Outstanding Natural Beauty. The village enjoys a thriving community atmosphere, with a parish church, public house, cricket club, boules court, children's playground and village hall. Naunton is perhaps best known for its iconic four-gabled dovecote, positioned beside the River Windrush as it flows through the village. The nearby market towns of Stow-on-the-Wold and Bourton-on-the-Water provide an excellent range of shopping, cultural and leisure amenities, including supermarkets, petrol stations, libraries, veterinary practices and independent specialist shops. Further afield are Cheltenham (12 miles), Burford (15 miles), Broadway (21 miles) and the acclaimed Daylesford Organic Farm Shop and Bamford Club (9 miles). The area is particularly well regarded for schooling. Cheltenham offers an outstanding selection of independent schools, including Cheltenham College and Junior School, Cheltenham Ladies' College and Dean Close School. Kitebrook School in Moreton-in-Marsh is also highly sought after. State education is well catered for, with a primary school in Temple Guiting and Cold Aston and a highly regarded secondary school in Bourton-on-the-Water.



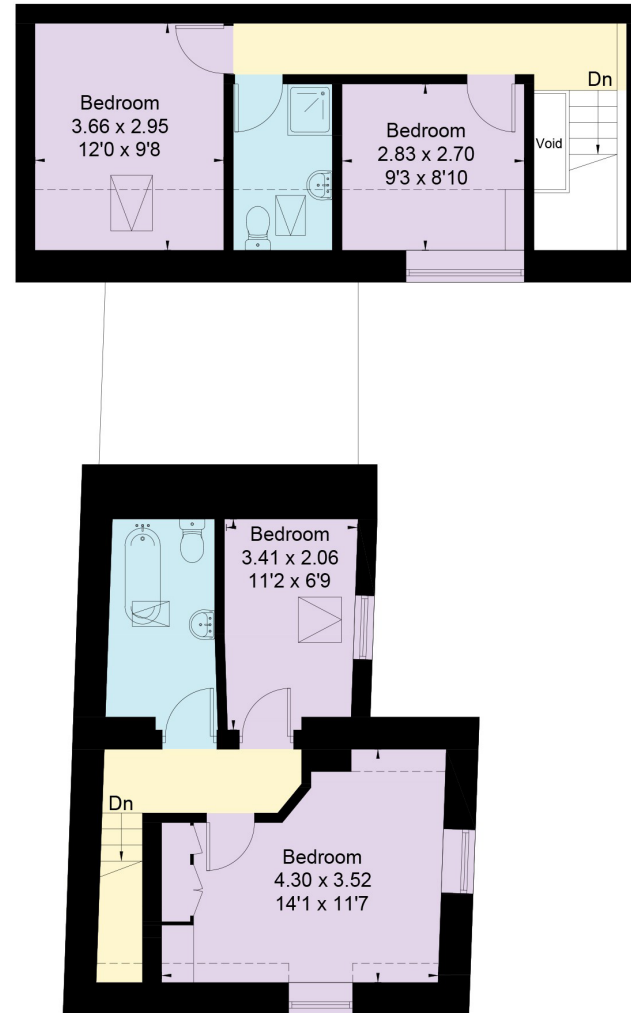
Approximate Floor Area = 141.9 sq m / 1527 sq ft



 = Reduced head height below 1.5m



Ground Floor



First Floor

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)



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