

Home Farm

FOXCOOTE, GLOUCESTERSHIRE GL54 4LP



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Home Farm

FOXCOTE, ANDOVERSFORD
CHELTENHAM, GLOUCESTERSHIRE
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A FINE COUNTRY HOME WITH A LARGE UNCONVERTED BARN, OVER TWO ACRES OF LAND,
AND AN ANNEX NESTLED IN THE SOUGHT AFTER VILLAGE OF FOXCOTE.

Ground Floor

Reception hall • Formal reception room • Dining room • Kitchen/Breakfast room • Utility room
Sitting room with shower room and study above

First and Second Floor:

Principal bedroom with en suite • Guest bedroom with en suite • Two further double bedrooms • Family bathroom

Annex:

Open plan kitchen/dining/living room • Shower room • Double bedroom

Outside:

Gated access • Ample parking • Large unconverted barn • Formal gardens • Two paddocks • Circa 2.21 acres



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Dating principally from the 17th Century with later extensions over the years, Home Farm is a wonderful example of a classic Grade II Listed Cotswold residence. With a handsome façade it boasts original features including stone mullion windows, stone fireplaces, and exposed beams. Having served as a much-loved family home for the current owners for over 20 years, it has been very well maintained and improved while preserving the considerable charm and character of this exceptional property.

Inside this is a home of great character and the layout is both practical and traditional, in keeping with its origins. Entrance is via the gravelled parking area into the hallway that introduces the reception rooms. Enjoying one of the best views from the property, and set to the front elevation, the charming reception room and formal dining room overlook the village street scene and broader meadow view. Following an L Shape, the accommodation continues to the kitchen/breakfast room, which is well appointed, fitted with a range of country style units, oil fired Aga, and good size pantry. Next to this is a useful utility room with direct access to outside and a further sitting room, with a shower room, making this a bedroom should someone wish. From here, some steps rise to a study on mezzanine level.



The bedrooms on the first and second floor are equally well planned and presented. The principal bedroom, with en suite, is a charming room enjoying a lovely double aspect of the properties own land and gardens. There are two further double bedrooms that share a family bathroom. From the main landing a staircase rises to a double bedroom with en suite on the second floor.

The Annex:

Attached to the main house is the annex, a self-contained space ideal for visiting guests, staff or, as the owners have used it previously, a very successful Air B & B. The accommodation offers a large open-plan kitchen/dining living area, shower room and a spacious double bedroom on the first floor.

The Barn:

Within the curtilage of Home Farm is the most magnificent and well looked after, detached stone barn, that the current owners have enjoyed for many years, hosting parties and weddings. It also provides storage for equipment and has been used for garaging. Subject to the necessary planning, it provides a potential to convert, should a prospective owner wish.

Outside:

Home Farm is approached via a driveway that sweeps in front of the house and barn providing ample parking. The setting of the property is enchanting with a magical outlook over its gardens, to the rear and side and at the front, meadow views and village scenes. A substantial stone courtyard is central to the plot which links the house and grounds. The gardens and grounds at Home Farm are beautiful. Particularly impressive, they offer the rare balance to the accommodation of a home of this size and comprise a mixture of both formal gardens and paddocks that extend, in total, to just over 2.2 acres. Tranquil and peaceful, they epitomise the classic country scenes that are so prevalent in these quaint Cotswold villages.



Situation:

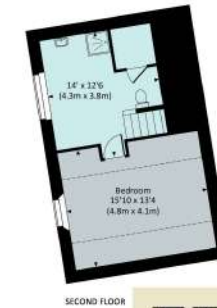
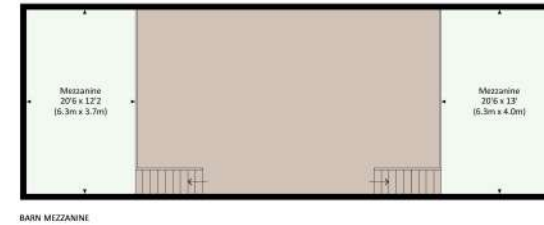
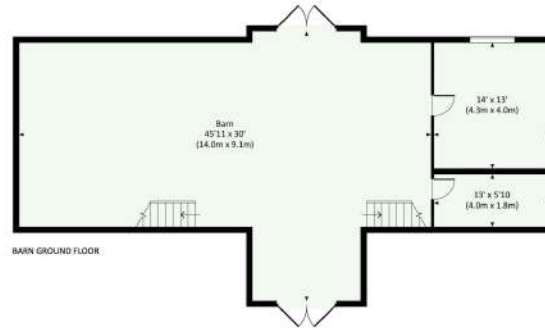
Home Farm is positioned discreetly off a pretty, no through lane in the quintessential village of Foxcote, which is close to Dowdeswell and Andoversford. Despite being semi-rural, the house is extremely accessible having the A40 within a mile of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. Also nearby is the very popular Frogmill Inn and Kilkenny, two popular local pubs that are within walking distance, in addition to Andoversford which offers a primary school, public house and village shop. Bourton on the Water, just 12 miles away, has a wider range of amenities as well as the popular Cotswold School. Cheltenham is within an easy and comfortable drive, just six miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, St Edward's and Dean Close. As well as superb educational facilities the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals. Walking countryside in and around the area is at its best, there are also a number of golf courses on the edge of the town including Shipton Golf Course. Local train stations in Cheltenham, Gloucester and Kemble offer regular services to Paddington.



HOME FARM, FOXCOTE, GL54

Approx. gross internal area 3927 Sq Ft. / 364.8 Sq M.

Approx. gross internal area 5772 Sq Ft. / 536.2 Sq M. Inc. Barn



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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