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PARRS FARM

Broadway Road, Winchcombe, GL54 5JJ

PARRS FARM

BROADWAY ROAD, WINCHCOMBE, GL54 5JJ

A charming and beautifully presented Grade II listed detached home of great character, standing in an extensive and private plot with open views, parking and an outbuilding.

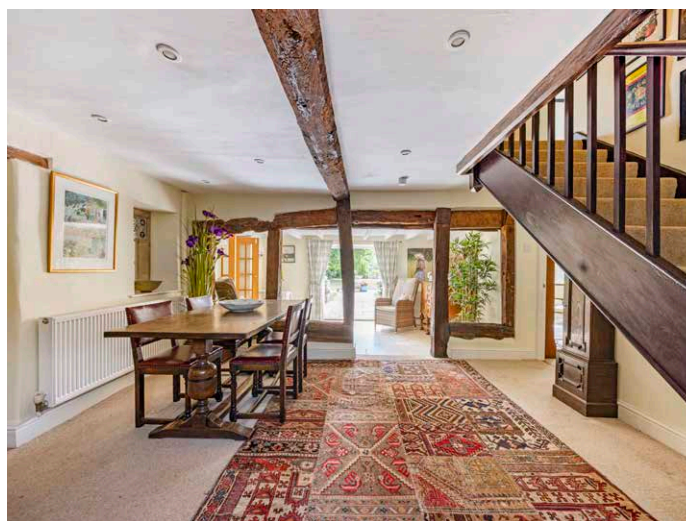
- Reception Hall
- Dining Room
- Breakfast Room
- Sitting Room
- Kitchen
- Cloak/Utility Room
- Four Bedrooms
- Home Office/Snug
- Bathroom
- Beautiful and Private Grounds of c0.59 acres
- Parking

DESCRIPTION

Family homes of this architectural merit, plot size and historical interest rarely come to the market in this highly regarded town. Parrs Farm is charming, Listed Grade II, it has a lovely local history with the original part of the building dating back 16th century with a wing added in c1900. Today's home is quaint and characterful, the current owners have taken great care to retain the very special original features, whilst making Parrs Farm the most comfortable and inviting home through their careful enhancements and improvements.

At over 2250sq ft, the house has a practical layout with a lovely flow of space between the reception rooms seamlessly connecting one room to another making it a relaxed area for family life and entertaining.

Entrance is via a spacious and welcoming entrance hall with a cloak/utility room off and few steps down to an inner hall that connects to the kitchen and dining room. The dining room opens to the breakfast room by way of an oak framed archway, this lovely light filled space has the benefit of double doors that open to the sun terrace and grounds beyond, filling this room with natural light and framing the opening views. A door leads into the kitchen, a well appointed space that offers an excellent range of fitted units and integrated appliances. It shares the same beautiful garden vista as the breakfast room and has the benefit of being adjacent to a traditional walk in pantry, which also offers a secondary entrance point to the house. The sitting room can be reached from the dining



room and extends the entire depth of the property. This is the heart of the home, full of character detail, including beamed ceilings and an Inglenook fireplace. It is full of natural light owing in part to the double aspect but also to the oversized curved bay window which is a real feature to this room, allowing for a wonderful view of the immediate grounds and broader scene. There is a door from the sitting room to outside.

The bedroom accommodation is set out over the two upper floors. The three first floor bedrooms are all double in size and share a family bathroom.

The second floor is currently arranged as two double rooms with an en suite w.c. This layout could be adapted to create a stunning master suite, with a bedroom, walk in dressing room and en suite.

OUTSIDE

The plot of Parrs Farm is very special, to the side is a large area for off road parking behind electric gates and to the rear, the gardens unfold and are a particular feature, providing a beautiful, relaxed setting for this charming home. Enjoying the most private of positions, the grounds extend to over c0.55 acres of lawns which are well planted and planned with a variety of trees, flower beds and curated hedgerows. The gently flowing River Isbourne forms a natural boundary to Parrs Farm adding to the rural feel of the position with the backdrop of the rolling Cotswold escarpment and the fields of Sudeley Castle. Adjacent to the house, sharing the large patio terrace, is an outbuilding which was used for many years as a bakery. Subject to the necessary planning, it could be converted for further usage if required.

SITUATION

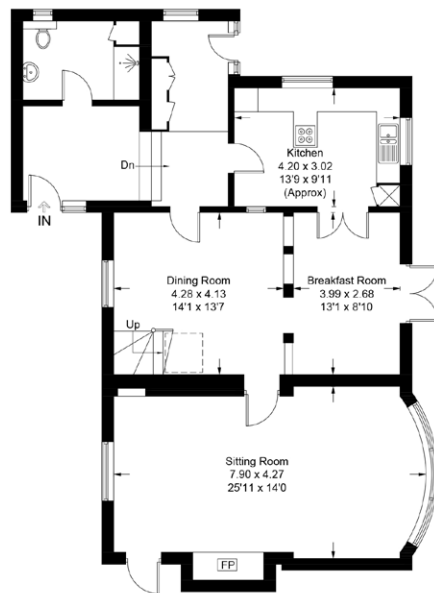
Over the years Winchcombe has established itself as one of the most sought after Cotswold towns to live in. Its status has been retained, in part, by the growth of the amenities on offer in the cultural town centre, offering the discerning buyer a wonderful choice of coffee shops, boutiques and restaurants, in addition to some beautiful Cotswold pubs, a doctor's surgery, butcher, bakery, well stocked shops and a florist to name but a few. Schooling in the area is particularly good with a well reputed primary and secondary school. Positioned in an Area of Outstanding Natural beauty, it is noted for its rolling hills and open countryside, which makes for some of the best walking and riding landscape in The Cotswolds. Whilst beautifully semi-rural, it has the benefit of being extremely accessible, which has enhanced its popularity, with the larger centre of Cheltenham only six miles away. A fashionable hub home to well-regarded festivals and exceptional schooling, including Cheltenham College, The Cheltenham Ladies' College and Dean Close. For the commuter, transport links are strong with regular bus routes between Cheltenham and Winchcombe, easy access to the M5 at Tewkesbury and the M4 corridor via the A40/A419. There are direct trains from Cheltenham to London and from Kingham, which can be reached by car in 35 minutes.

Tewkesbury Borough Council.



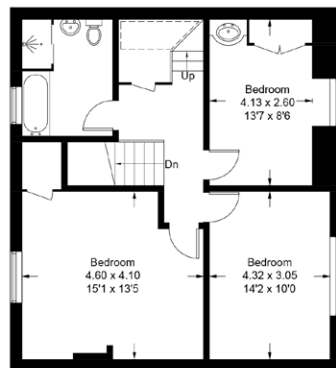
Parrs Farm

Approximate Gross Internal Area = 209.4 sq m / 2254 sq ft
 Workshop = 34.8 sq m / 374 sq ft
 Total = 244.2 sq m / 2628 sq ft

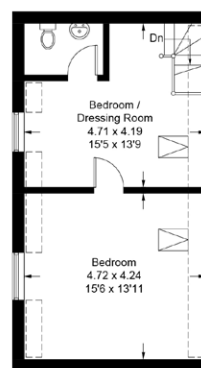


Ground Floor

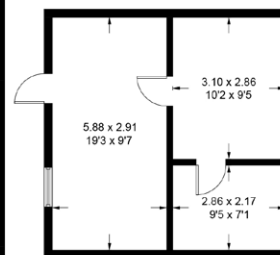
= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Workshop

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224567)

