

An aerial photograph of a rural estate. In the foreground, a large, light-colored stone house with a tiled roof and a small blue-roofed extension is visible. To its right is a large, dark brown barn with a gabled roof and several skylights. The estate is surrounded by lush green fields, some with trees showing autumnal colors. A dirt road curves through the property. In the background, there are more fields and a line of trees under a blue sky with scattered clouds.

KE[™]
KINGSLEY
EVANS

LITTLE PADDOCKS
Kilham Lane, Shipton Oliffe, Nr Cheltenham, GL54 4HX

A TRADITIONAL FARMHOUSE OF CONSIDERABLE CHARM, WITH TWO AGRICULTURAL BARNS, OFFERING SCOPE FOR ALTERNATIVE USAGE AND A FORMER POULTRY BARN WITH PLANNING FOR HOLIDAY* LET ALL SET WITHIN C15 ACRES OF LAND.

Main House:

Sitting Room • Kitchen • Study • Dining Room • Boot and Utility Room • Three Bedrooms • Bathroom • Shower Room

Annex:

Kitchen/Dining Room • Bedroom • Bathroom • Private Door and Parking

Outside:

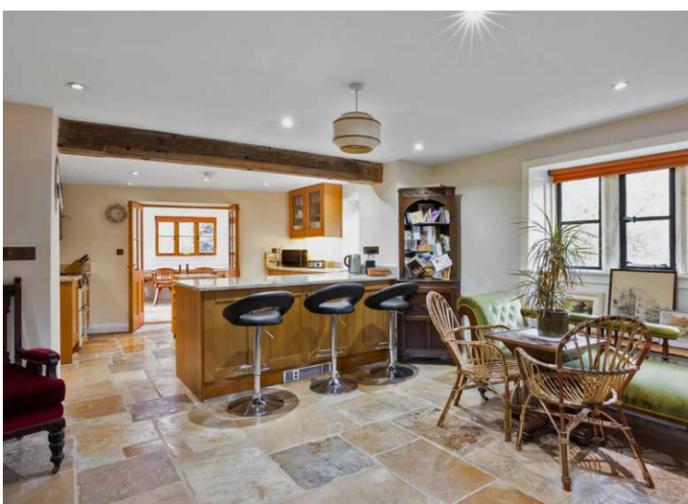
Two Agricultural Barns • A Former Poultry Barn with Planning • C15 Acres of Paddocks and Pastureland

DESCRIPTION

Little Paddocks is an attractive south-facing traditional farmhouse in an unspoilt, peaceful and private setting, at the end of a long treelined drive, amidst beautiful rolling farmland. The house itself is a traditional Cotswold stone farmhouse attached to a one-bedroom self-contained annex. Internally, Little Paddocks is well presented and of considerable character and charm, blending the comforts of modern living within a period stone construction. Extending, in total, to a little over 2750 sq ft, the accommodation is set over two floors with a large sitting room, a wonderful open plan kitchen, dining and family room, study and dining room. On the first floor there are three bedrooms, a shower room and bathroom.

THE LAND AND BUILDINGS

There are three outbuildings that form the estate of Little Paddocks all of which are set apart from the main house giving privacy should a prospective buyer wish to separate the land and outbuildings. The larger of the two agricultural barns is set closest to Little Paddocks and has been used predominantly for storage and the other, is positioned deeper into the plot with its own driveway. This sits adjacent to a former poultry barn, this extensive space has planning granted for two disabled holiday accommodation units with internal connectivity.



The buildings are in good condition and would be suitable for alternative usage including equestrian facilities, a classic car enthusiast or for significant development subject to appropriate consents. Additional features include ample parking and well-planned storage throughout.

LAND

Little Paddocks is accessed via a long treelined driveway which provides for privacy and seclusion, the driveway passes the main house and continues to the poultry and agricultural barn. The ringfenced estate is in excellent condition having been well maintained by the current owners. The two agricultural barns provide an opportunity for development along with the planning that has been granted for the former poultry barn.

SITUATION

Shipton Oliffe is a quintessential Cotswold village, home to a vibrant community and one of the North Cotswolds most sought-after places to live. Despite being semi-rural, the village 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. Within a walk is the reputable Frogmill Inn, in addition to the village of Andoversford which offers a primary school, public house and village shop. Bourton on the Water, less than ten miles away, has a wider range of amenities as well as the popular Cotswold School. Cheltenham is within an easy and comfortable drive, just eight miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Balcarras Secondary school in the nearby village of Charlton Kings. 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 Shipton Oliffe is at its best, there are also several golf courses on the edge of the town including Shipton Golf Course.



LITTLE PADDOCKS, SHIPTON OLIFFE, GL54

Approx. gross internal area
2799 Sq Ft. / 260.0 Sq M.



THE ANNEX

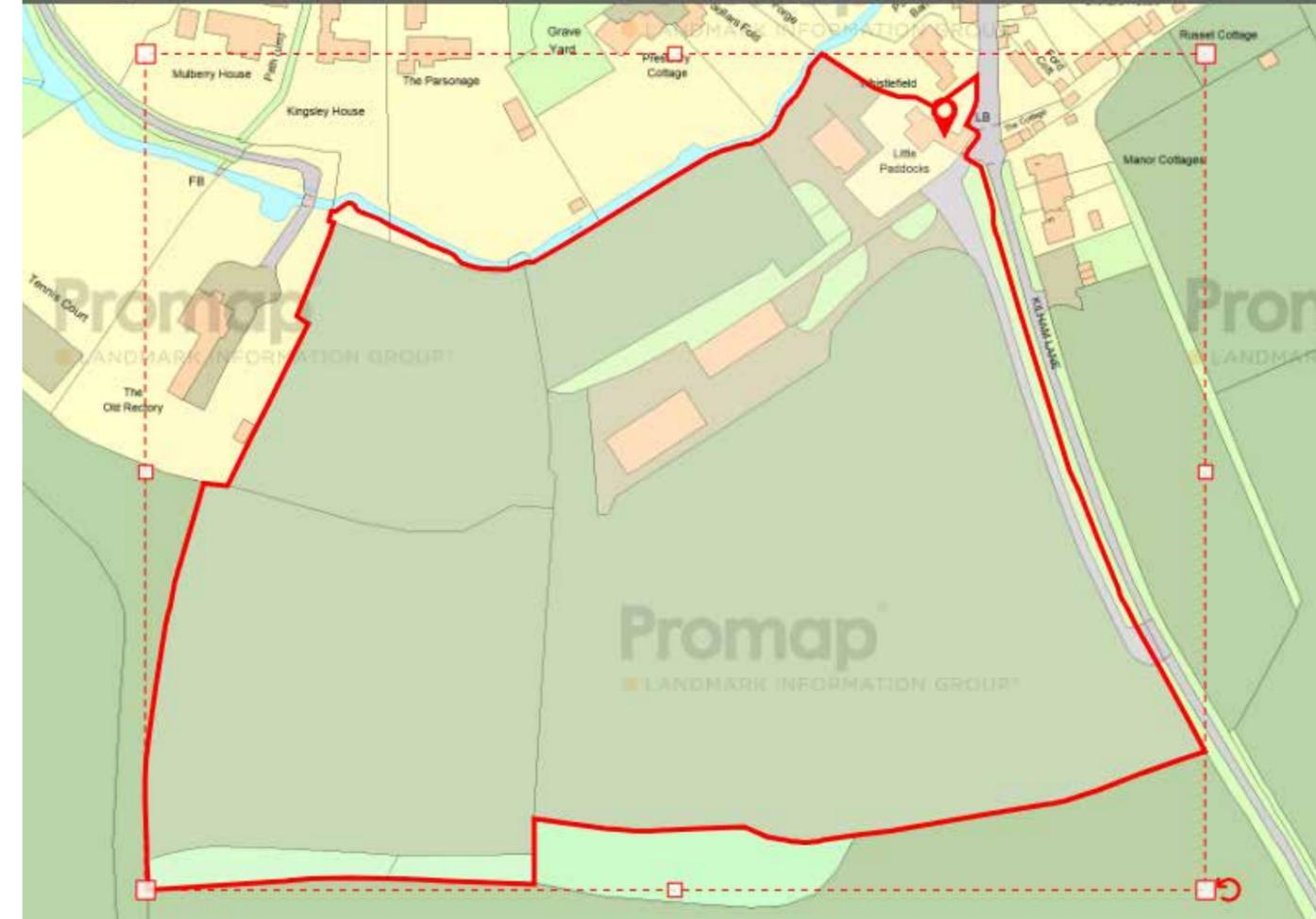
Attached to the house, the annex has its own private entrance and parking that makes it ideal as a self-contained holiday let, Air BnB or for guests. Set over two floors, this charming space offers a kitchen/dining room and a bathroom on the ground floor with stairs rising to a living room adjoining a bedroom area on the first floor. For many years this has provided a reliable and regular income stream for the current owner as an AST let.

ADDITIONAL INFORMATION

Services: Mains water and electricity. Oil fired central heating to the main house with Calor gas to the annex. Private drainage via septic tank.

Tenure – Freehold

(*) Planning granted by Cotswold District Council for the former poultry barn to be converted to a disabled holiday let.
Ref 19/01619/FUL



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



IMPORTANT NOTICE

Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





KE[™]
KINGSLEY
EVANS