



# Evenlode Mane

Evenlode, Moreton-in-Marsh, GL56 0NL





**A wonderful family home set in private gardens and grounds with beautiful views over the surrounding countryside.**

Situated about half a mile from the village of Evenlode, Evenlode Mane is a wonderful family home set in private gardens and grounds with beautiful views over the surrounding countryside. The house, which was built in 2004 with local

Cotswold stone, has been recently refurbished to an exceptionally high standard to include new kitchens, bathrooms, wiring and plumbing and heating system, as well as new music and lighting systems and upgraded tennis court and pool.























## The Cottage

Completely refurbished along with the house, this is an extremely useful space with a sitting room kitchen, bathroom and two bedrooms, providing ancillary accommodation for guests, as well as additional office space if required or space to get away.

## Outbuildings

Outbuildings include four stables, four garages, workshops and machinery stores, log rooms and potting sheds. The yard provides ample additional parking and storage – away from the main house.

## Gardens and Grounds

With wonderful views out across the garden, the grounds are mainly laid to lawn with herbaceous borders with a vibrant and productive vegetable garden located behind the garaging. The paddock, which is located to the front of the house, has a separate entrance onto the road. Adjacent to and leading from the main house is a

wonderful mature wood, full of bluebells with a charming walk through the middle of it. Beside the house is the swimming pool, refurbished to include a new heating system, as well as a hot tub and changing rooms with shower and a tennis court with a new En Tout Cas surface.







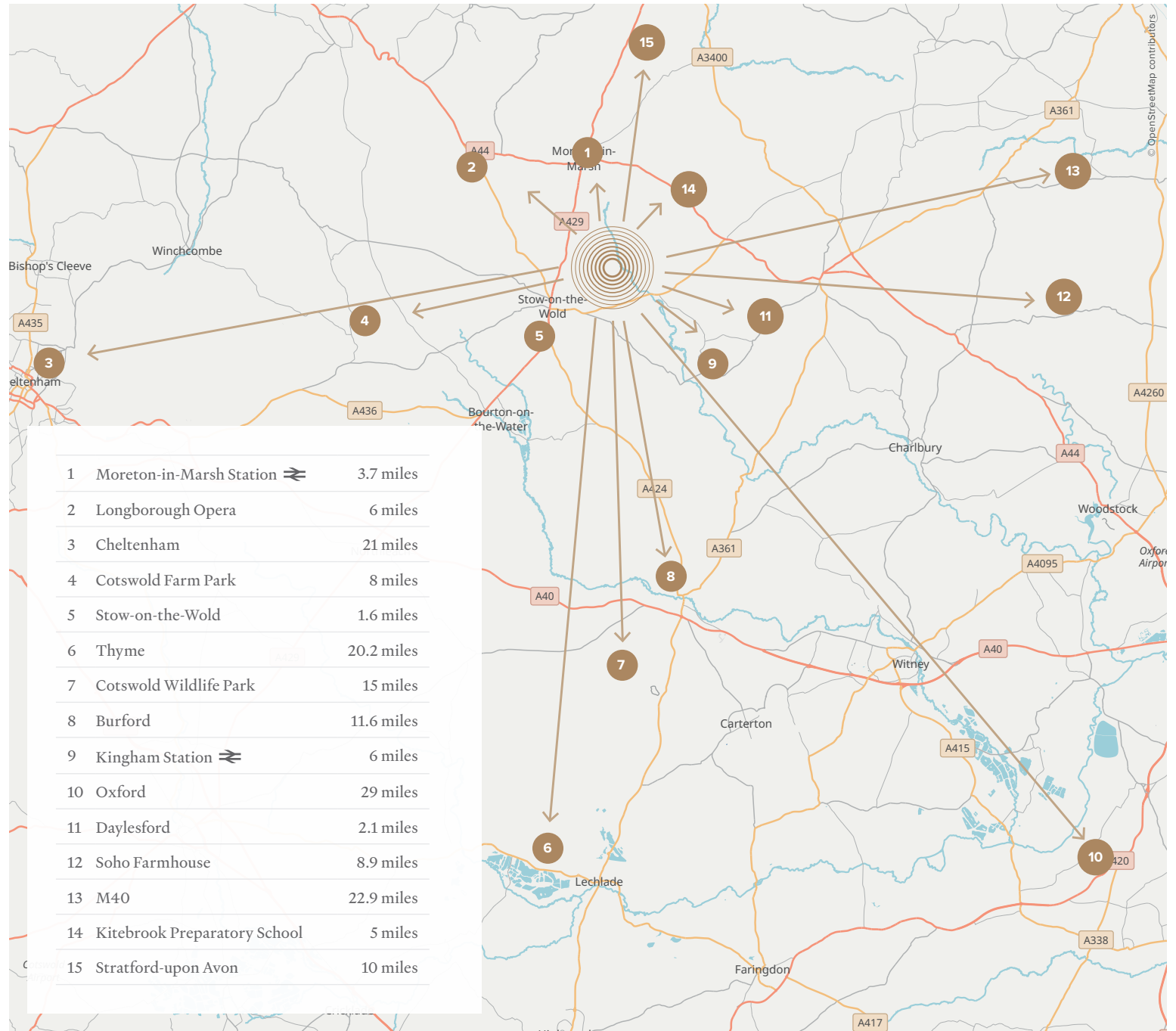
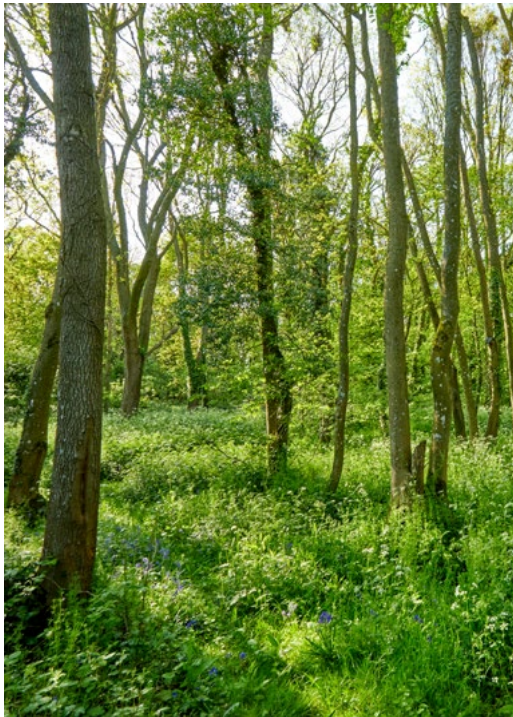
## Directions

From Moreton-in-Marsh proceed along the A44 towards Chipping Norton. Pass over the railway line and after approximately a third of a mile, turn right signposted to Evenlode. Continue for approximately 1.5 miles. Pass through a wooded area and at the end of the trees on your right hand side is the entrance gate to Evenlode Mane.

Alternatively, from Stow-on-the-Wold, proceed north on the Fosse Way and after the Tesco's store, turn right signposted to Broadwell. In Broadwell, turn right at the Village Green and then turn right again before turning left, signposted towards Evenlode. Proceed into Evenlode and after the church, fork left signposted towards Moreton-in-Marsh. After about one mile Evenlode Mane will be found on your left hand side.

## what3words

BALLPOINT SQUASHES BAFFLE





## Eating Out

**The Wild Rabbit:**  
[wildrabbit.co.uk](http://wildrabbit.co.uk)

**Kings Head:** Bledington,  
[theheadsinn.net](http://theheadsinn.net)

**Old Butchers:** Stow On the Wold,  
[theoldbutchers.squarespace.com](http://theoldbutchers.squarespace.com)

**The Chequers:** Churchill,  
[countrycreatures.com/the-chequers](http://countrycreatures.com/the-chequers)

**The Fox:** Broadwell,  
[thefoxinbroadwell.com](http://thefoxinbroadwell.com)

**Soho Farmhouse:**  
[sohohouse.com/en-us/houses/soho-farmhouse/food-and-drink](http://sohohouse.com/en-us/houses/soho-farmhouse/food-and-drink)

**Bicester Village:**  
[tbvsc.com/bicester-village/en](http://tbvsc.com/bicester-village/en)

## Shopping

Burford has many essential shops for the everyday including a butcher, pharmacy, a small supermarket as well as wonderful coffee shops, galleries and antique shops. Nearby is the Burford Garden Company, all under roof, that goes far beyond shopping for things for the garden.

## Schools

**Kitebrook:** [kitebrookpst.org](http://kitebrookpst.org)

**Kingham Hill:** [kinghamhill.org.uk](http://kinghamhill.org.uk)

**Tudor Hall:** [tudorhallschool.com](http://tudorhallschool.com)

**Cothill:** [cothillpst.org](http://cothillpst.org)

## Nearby Attractions

**Soho Farmhouse:** A hotel and members club. [sohohouse.com/en-us/houses/soho-farmhouse](http://sohohouse.com/en-us/houses/soho-farmhouse)

**Daylesford:** An organic farm with an award winning farm shop, restaurant and café, spa and cookery school. [daylesford.com](http://daylesford.com)

**Blenheim Palace:** A wonderful stately home and gardens. [blenheimpalace.com](http://blenheimpalace.com)

**Amphitheatre at Berrybank Park:**  
[amphitheatreberrybankpark.co.uk](http://amphitheatreberrybankpark.co.uk)

**Racing:** Cheltenham racecourse.  
[thejockeyclub.co.uk/cheltenham/](http://thejockeyclub.co.uk/cheltenham/)

## Golf courses

Chipping Norton and Wychwood are within easy reach as well as Naunton Downs.

## Walks

There are charming walks leading straight out of the village and a wealth of surrounding countryside to enjoy.

## Technical Data

**Broadband:** Gigaclear

## Viewings

Viewings must be made strictly by prior appointment through the vendor's agent.

## Terms

**Tenure:** Freehold

**Services:** Mains electricity, mains water and private drainage (TBC)

**Central heating system:** Main house, swimming pool and cottage all provided by Ground Source Heat Pump

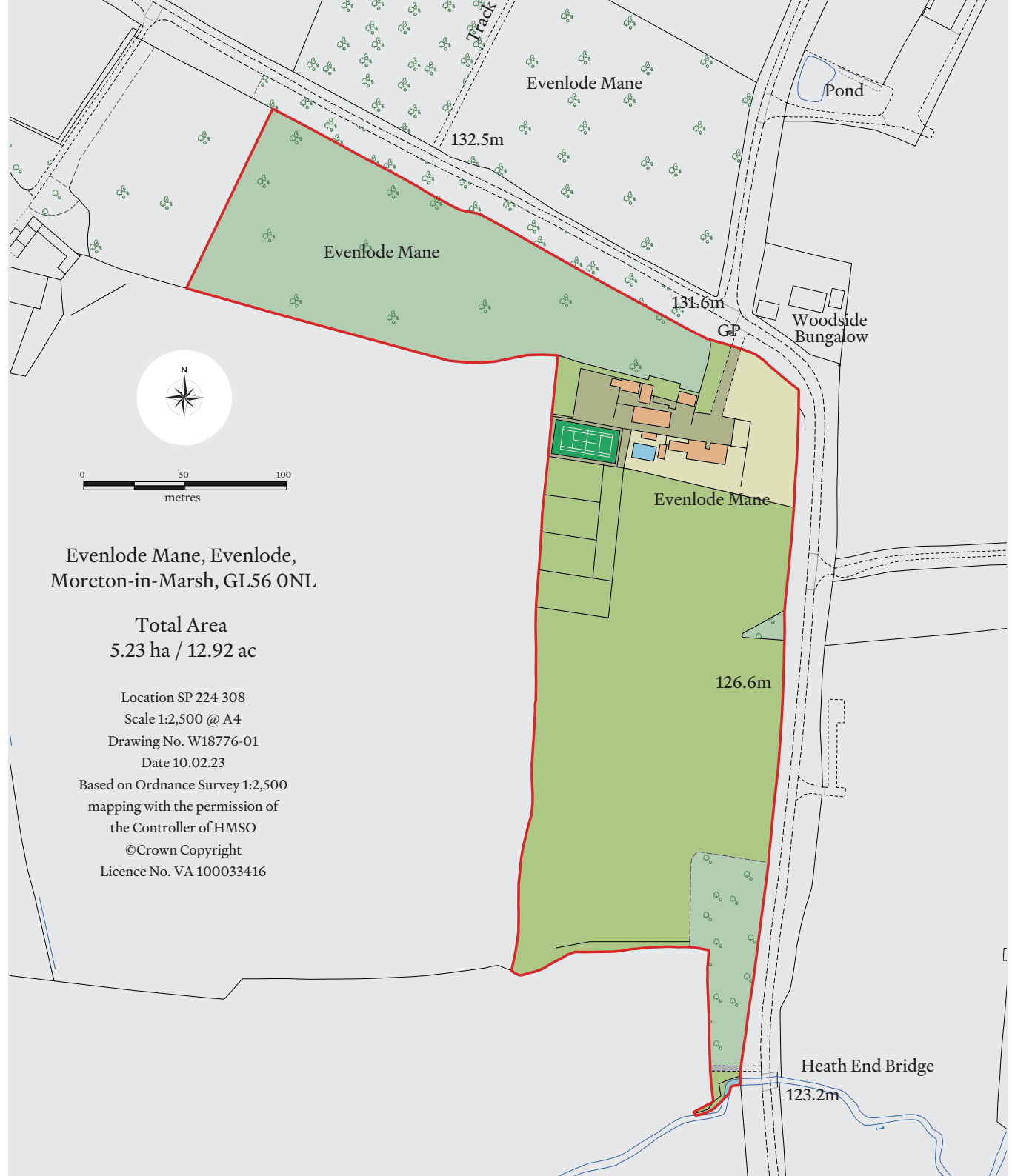
**Local authority:** Cotswold District Council [cotswold.gov.uk](http://cotswold.gov.uk)

**Council tax:** Evenlode Mane: Band G  
Annexe: Band C

**Postcode:** GL56 0NL

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale whether mentioned in these particulars or not. Certain items may be available by separate negotiation.





## Approximate IPMS2 Floor Area

House 3,767 sq ft / 350 sq m

The Cottage 1,173 sq ft / 109 sq m

Store 65 sq ft / 6 sq m

Potting Shed 129 sq ft / 12 sq m

Double Garage/ Workshop 473 sq ft / 44 sq m

Stables 420 sq ft / 39 sq m

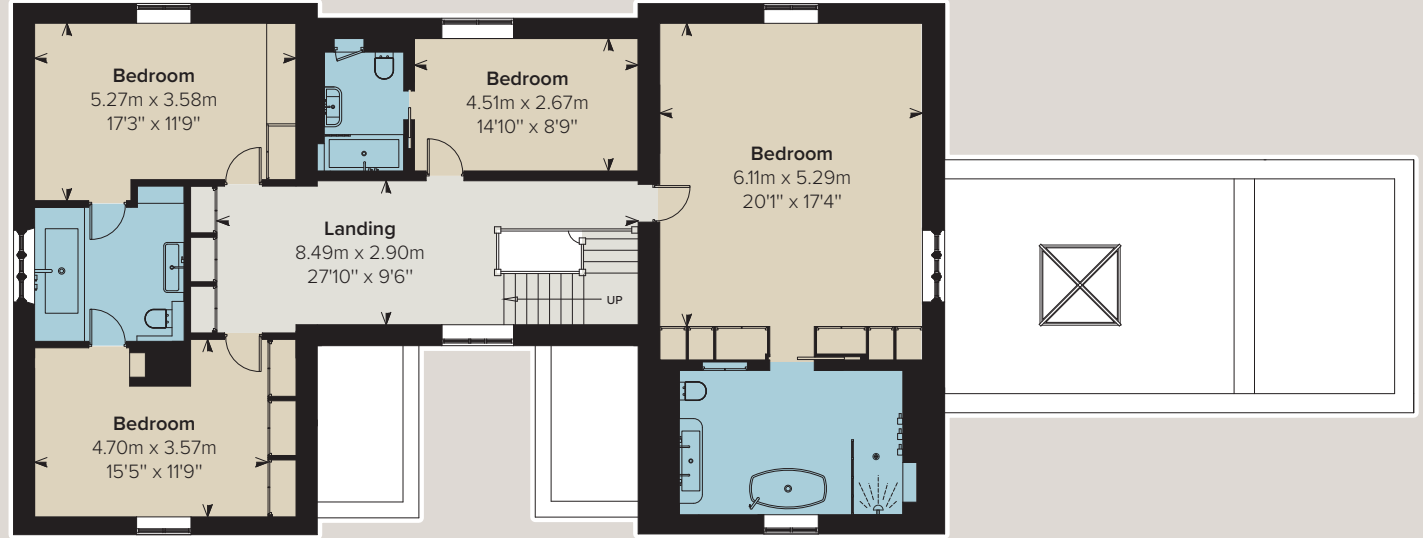
Stable/ Double Garage 484 sq ft / 45 sq m

Pump Room 162 sq ft / 15 sq m

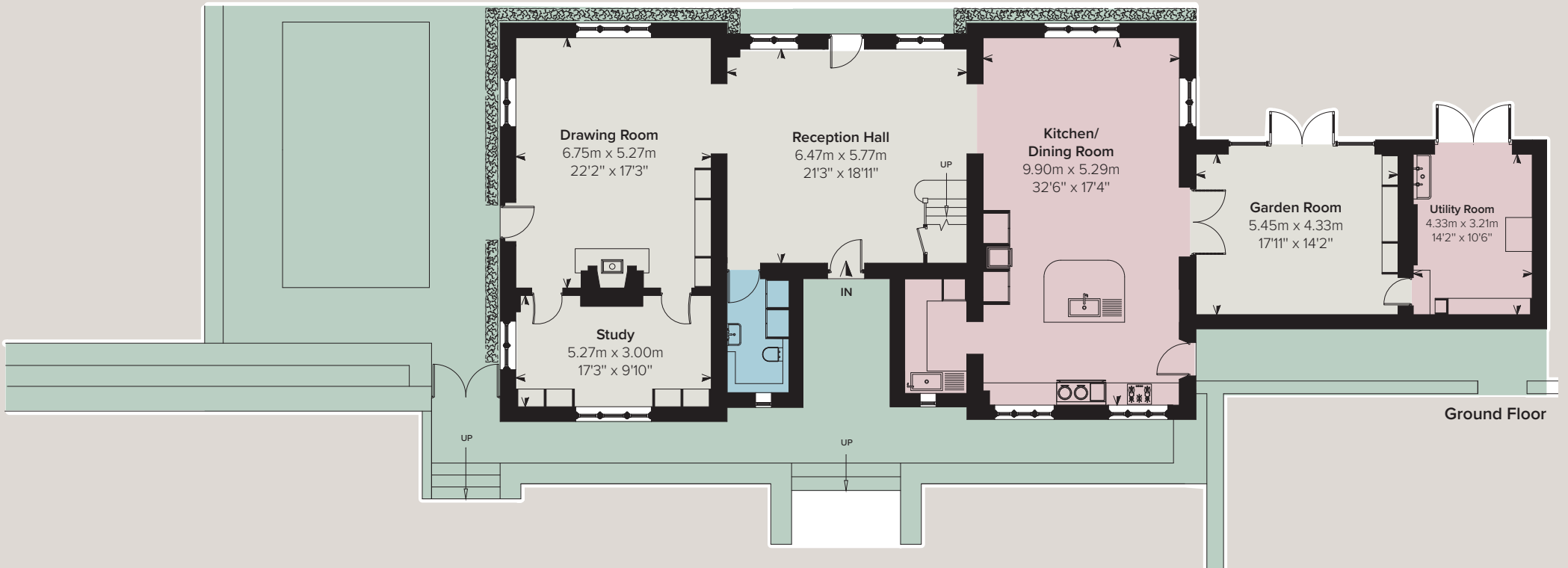
Shower Block 162 sq ft / 15 sq m

## TOTAL

6,835 sq ft / 635 sq m

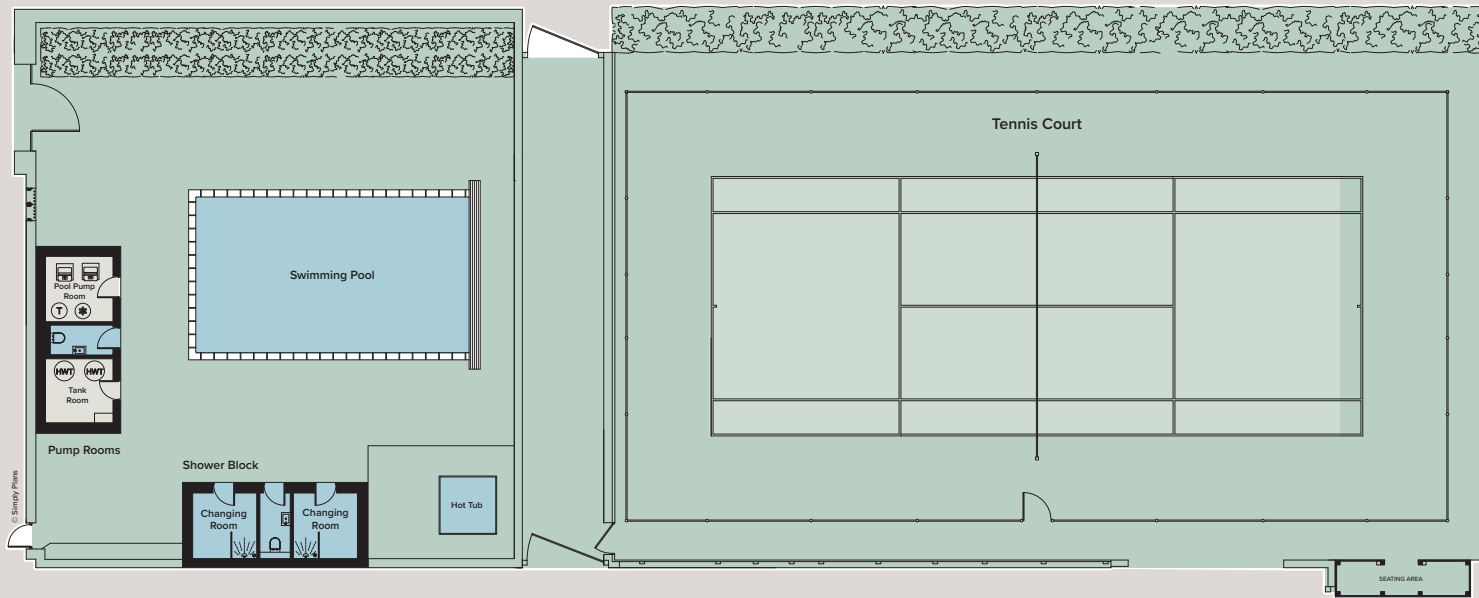


First Floor



Ground Floor





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 Not to scale unless specified.  
 PMS = International Property Measurement Standard

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