



DALE END

NAUNTON

GLOUCESTERSHIRE

Dale End

Naunton, Gloucestershire

Stow on the Wold 6 miles, Cheltenham 11 miles, Cirencester 20 miles, Oxford 36 miles, Bourton on the Water 5 miles, Kingham 10 miles (London to Paddington in about 90 minutes)
(All distances and times are approximate).

A handsome village house with a south facing garden and countryside views.

- Entrance Hall
- Utility room
- Family room
- Downstairs shower room
- Kitchen/dining room
- Sitting Room with open fireplace
- 4 bedrooms
- Family bathroom
- Garage
- Log store
- Garden with countryside views

DESCRIPTION

Situated in a tranquil location down a no through lane, Dale End is an attractive semi detached cottage with wonderful countryside views adjoining a south facing walled garden to the rear and over surrounding village houses and to fields beyond at the front.

Dale End was built in the 1800s and has been well maintained and updated by the current owners. The accommodation is flexible and arranged over three floors with the majority of rooms having countryside views. Outside, the garden is enclosed by Cotswold stone walls and a wooden fence with a variety of established deciduous trees on the boundaries and seasonal planting, making it ideal for a family. Dale End also benefits from both off road parking and a garage.



SITUATION

The picturesque village of Naunton shelters in the Windrush Valley surrounded by rolling Cotswold countryside. Naunton village and Dale End are in an Area of Outstanding Natural Beauty and a Conservation Area. The village comprises of a number of traditional stone houses on the River Windrush. There is a 15th Century Parish Church, St. Andrews, Methodist Chapel and a popular village Public House 'The Black Horse'. The active village community has been responsible for the restoration of the ancient dovecote. There are a number of footpaths and bridleways providing a wealth of choice for the keen walker or horse rider. There are close links with the world of National Hunt Racing with Naunton being the home to Grand National and Gold Cup winning trainer Nigel Twiston Davies.

The village also has a cricket pitch and club. There is a shop and post office situated in the village of Guiting Power, which is just over 3 miles away. Further shopping, recreational and social facilities can be found in Cheltenham along with a variety of public and private schools. Catchment for both primary and secondary outstanding state schools. Stow on the Wold, Cirencester and Bourton on the Water are a short drive away and offer a range of facilities, restaurants, small supermarkets and local shops.

Access to London is via the M5 or M40 motorways or by rail London to Paddington at Moreton in Marsh or Kingham Stations, some 8 and 10 miles respectively

Sporting facilities include Naunton Downs Golf Club, which is on the edge of the village. Further golf clubs are available at Broadway, Burford and Wychwood. Leisure centre at Bourton-on-the-Water Theatres are at Cheltenham, Stratford upon Avon, Chipping Norton and Oxford. Racing at Cheltenham, Warwick, Worcester and Stratford upon Avon. Naunton links up with the Heythrop, Cotswold and North Cotswold Hunts. Polo at Cirencester Park.



ACCOMMODATION

GROUND FLOOR

Hall limestone flooring and door to Garage with access to log store and garden. **Utility Room** with limestone flooring built in cupboards housing the boiler and pressurised hot water cylinder. Belfast sink and space and plumbing for washing machine.

Family Room with curved wall and exposed timber "A" frame, with double aspect windows to the front and side of the property. French doors out to a rear covered loggia leading out to the south facing garden. **Shower Room** with shower, limestone tiles, WC, washbasin and heated towel rail.

Kitchen/Dining Room, double aspect with exposed beams and limestone flooring. Bespoke fitted kitchen with double Belfast sink, granite worktop, built in refrigerator, freezer, Miele dishwasher, and built in Neff microwave. Space for gas Range style cooker.

Sitting Room with double aspect window seats and door to garden. Exposed beams, and part exposed Cotswold stone walls, Inglenook fireplace with original bread oven and wood burning stove. Cupboards to each side of the Inglenook. Under stairs storage. Staircase to first floor.

From the Inner Hall a stair case leads to **Study Area** with wide Velux roof light and wooden door to **Bedroom 4**. Velux window and recessed storage with wooden door leading out to stone steps to the garden.

FIRST FLOOR

Bedroom 1 single bedroom with built in cupboards and window to garden. **Bedroom 2** double bedroom with built in cupboards, exposed beams and window to garden.

SECOND FLOOR

Bedroom 3 double bedroom with window to garden and views. **Bathroom** with wooden flooring, bath with shower attachment. Exposed timber "A" frame, tiled walls, WC, washbasin.

OUTSIDE

Dale End is approached down a charming no through lane and benefits from off road parking and an integral Garage with doors to the garden which has a stone built lean to currently used as a **Log Store**. Another door leads through to the inner hall.

A Cotswold stone wall is the boundary to the south with a wooden fence to the neighbouring property. The lawned garden can be accessed through the garage, hallway, kitchen and living areas. The garden has a lovely terrace which is ideal for summer entertaining and the garden is well stocked with a variety of mature shrubs and seasonal planting.



SERVICES

Mains water, electricity and drainage. Oil fired central heating. Bottled gas cooker. Telephone (subject to BT regulations) (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX .
Tel 01285 623000 www.cotswold.gov.uk

TAX BAND E

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VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888.
E stow@butlersherborn.co.uk

DIRECTIONS

From Stow on the Wold take the B4068 sign posted Naunton and Lower Swell. Pass the Golf Club on your left and take the second entrance to Naunton which is a sharp turn right down the hill into Naunton. Turn right into the No Through Road and continue along Dale Street. Dale End is the second from last house on the right hand side.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs and particulars taken: September 2015



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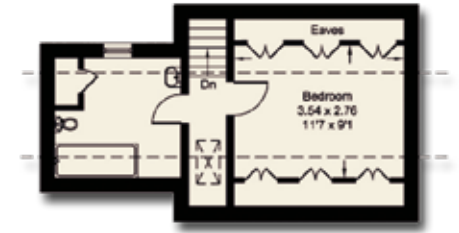
Approximate Gross Internal Area

187 sq m / 2033 sq ft

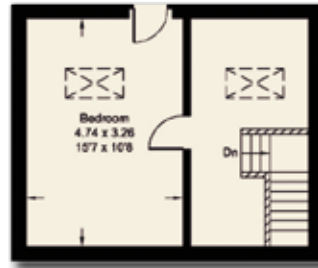
Garage = 14 sq m / 151 sq ft

Total = 201 sq m / 2164 sq ft

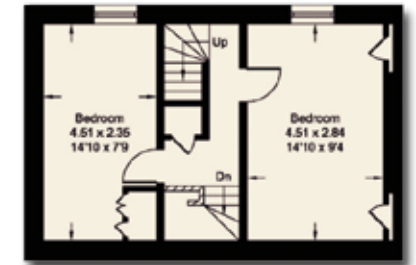
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	45
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



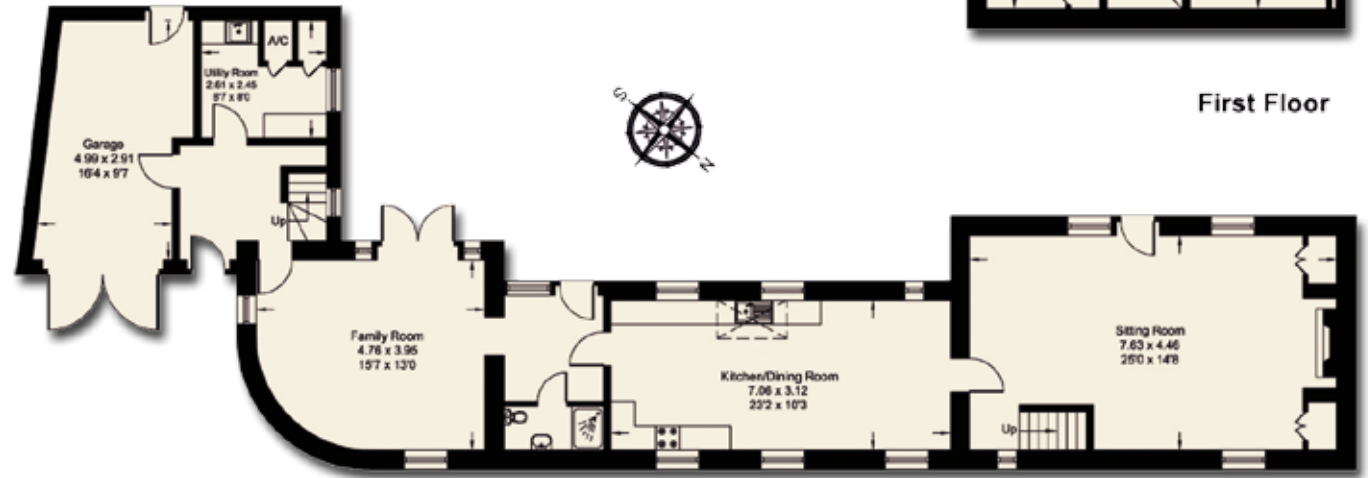
Second Floor



First Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.