



FOUR WINDS

ABLINGTON

GLOUCESTERSHIRE



Four Winds

Ablington, Nr Bibury

Cirencester 8 miles. Burford 10 miles. Swindon 15 miles (BR Station London-Paddington about 75 minutes). M4 (J.15) 19 miles. Cheltenham about 23 miles (All mileages approximate).

A unique opportunity to create a wonderful family house on the edge of one of the most desirable Cotswold villages.

Four Winds offers a unique opportunity to create a versatile detached family house, set in a mature site. Located on the edge of Ablington the site occupies a fine position overlooking the village with the benefit of far reaching views over the rolling countryside. The property offers a buyer an ideal opportunity to re-design and create an excellent family house in a sought after location.

SITUATION

Ablington is one of the most unspoilt Cotswold villages which is surrounded by open countryside in the sought after Coln Valley and within an Area of Outstanding Natural Beauty. It is filled with characterful and traditional properties with lovely walks along the banks of the River Coln and surrounding area.

The village lies a short distance to the well know village of Bibury. William Morris once described Bibury as “the most beautiful village in England“. Bibury has a vibrant village community with cricket and football clubs, WI and history group together with its own public houses and the well-known Swan Hotel and Bibury Court Hotel.

Cirencester is the nearest market town providing a wide range of shopping facilities and schools, together with supermarkets, banks, chemists and recreational amenities. Communications are excellent in the area with Swindon (15 miles) providing access to both the M4 at Junction15 and Swindon railway station with mainline trains to London-Paddington in about 55 minutes. The larger centres of Bath, Oxford and Cheltenham are all within easy driving distance with access to Oxford via the A40/M40 at Burford.





AMENITIES

There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Hunting is with the VWH and polo played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

The area is also well served by excellent state and independent primary and secondary schools at, Fairford, Rendcomb, Cheltenham, Minchinhampton (Beaundesert Preparatory School), Westonbirt and Bath. Hatherop Castle School (Independent Preparatory) and Hatherop Church of England Primary School are both within biking/walking distance.

EXISTING ACCOMMODATION

GROUND FLOOR

Entrance Hall, Utility / Boot room, Downstairs shower room, Family room, Inner Hall, Sitting room, Kitchen, Dining room and Play room.

FIRST FLOOR

Master bedroom with en-suite shower room, three further bedrooms and two bathroom.

Garage.

POTENTIAL ACCOMMODATION

(Approximate Sqft (House & Garage) = 423m² (4558ft²)

GROUND FLOOR

Porch leading through to Entrance Hall, Utility / Boot room, Cloakroom, Kitchen Breakfast room, Dining room, Sitting room, Snug and second cloakroom.

FIRST FLOOR

Master bedroom with en-suite bathroom, Four further bedrooms (all en-suite) and Family bathroom.

Detached triple garage with office over / play room above.

PLANNING

Cotswold District Council has granted full planning permission.

Planning Permission: Replacement dwelling at Four Winds, Ablington, Nr Bibury, Gloucestershire (Application ref: 14/05653/FUL Dated: 8th April 2015).

A copy of this consent and plans may be seen at the Cirencester office of Butler Sherborn. Alternatively all documents can be viewed online at www.cotswold.gov.uk.

Please Note: Whilst the existing house can be occupied whilst the development of the new house takes place there is a condition (No.9) that stipulates the new dwelling cannot be occupied until the existing dwelling has been demolished and removed from the site.

GARDENS & GROUNDS

Four Winds is set within approximately 1½ acres, made up of extensive lawns, orchard, mature shrubs and herbaceous borders.

The proposed house will sit centrally within its own grounds with a stunning southerly aspect.



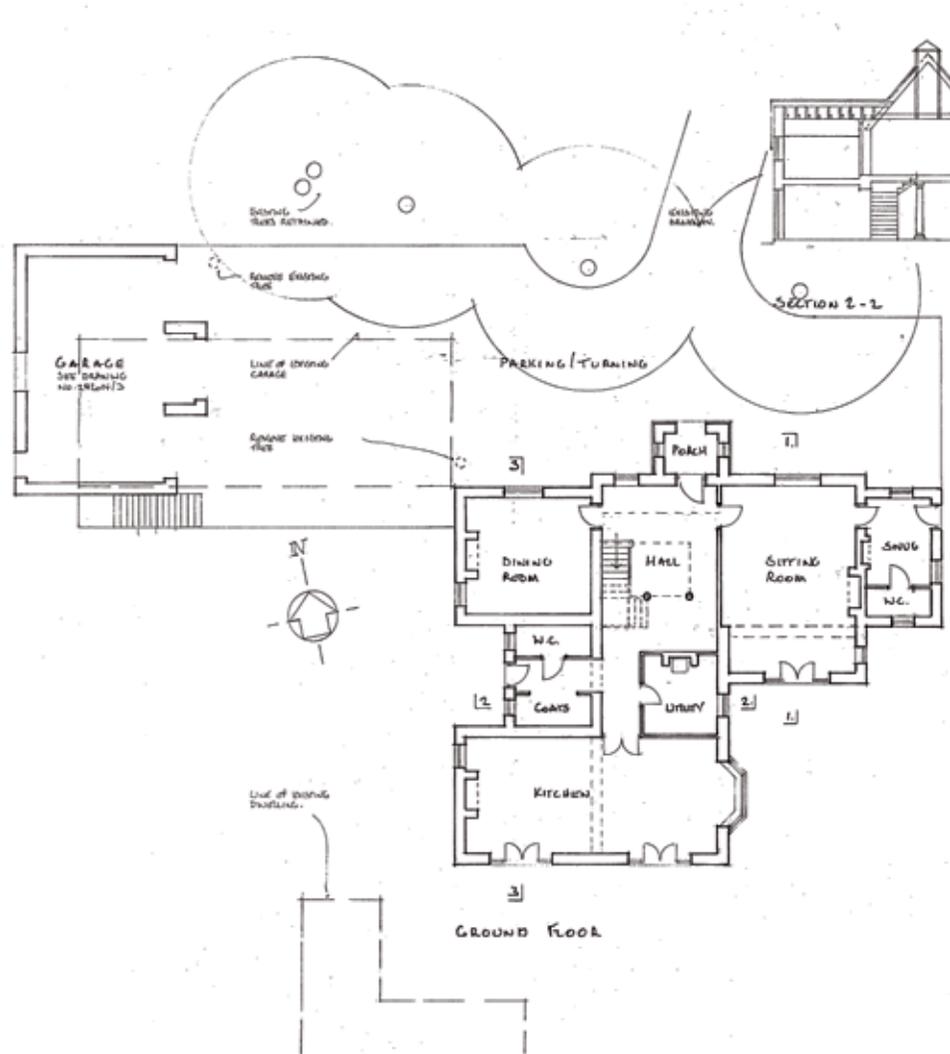
North Elevation



West Elevation



South Elevation



GROUND FLOOR



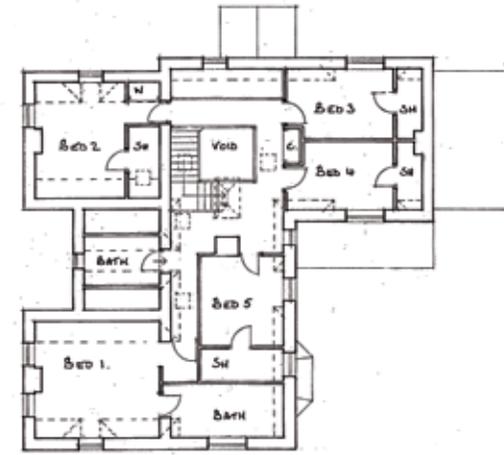
SECTION 1-1



East Elevation



SECTION 3-3



FIRST FLOOR

