



COWLEAZE

LITTLE COMPTON, MORETON-IN-MARSH, GLOUCESTERSHIRE

Cowleaze

A spacious house with a range of newly constructed equestrian facilities and just under 12 acres

- Kitchen / Breakfast room
- Dining room
- Sitting room
- Study
- Master bedroom with en-suite
- 3 further bedrooms
- Family Bathroom
- Shower room
- Boot room
- Utility room
- 16 stable American barn
- Horse walker
- Manege

In all just under 12 acres



Mileages

Moreton-in-Marsh 4.3 miles, Chipping Norton 4.7 miles, Stow-on-the-Wold 7 miles, Oxford 26.2 miles, Cheltenham 25.7 miles, Moreton Station to London (Paddington) approx 90 minutes

(all distances approximate)



Butler Sherborn, 43-45 Castle Street,
Cirencester, Gloucestershire GL7 1QD
T 01285 883740 F 01285 644672
E ben@butlersherborn.co.uk
www.butlersherborn.co.uk

Situation & Amenities:

Cowleaze is situated in open countryside between the villages of Little Compton and Evenlode which are equidistant from Moreton-in-Marsh and Chipping Norton. The larger centres of Oxford, Cheltenham and Stratford upon Avon offer more extensive shopping, leisure and social facilities.



The property is well located for commuting, with the A40/M40 to the east, the M5 to the west and the M4 to the south. Equally, Birmingham and the West Midlands are within easy reach to the north. Train services run from Moreton-in-Marsh station to London (Paddington) in about 90 minutes.

There are excellent leisure and sports facilities available including racing at Cheltenham, Warwick and Stratford-upon-Avon. Theatres at Chipping Norton, Cheltenham and Stratford-upon-Avon. There are excellent educational facilities in the immediate area.

Description

Cowleaze is a delightful, detached property in a quiet location. Originally constructed as a bungalow a first floor was added to create a spacious 4 bedroom family home. The current owners have recently replaced the kitchen and altered the layout to create a large open plan Kitchen / Breakfast / Living room.

Outside the property offers a complete package of newly constructed equestrian facilities including, 16 stable American barn, machinery and forage store, horse walker, muck compound and outdoor manege. In total the property extends to just under 12 acres, the majority of which is split into separate paddocks with mains water connected.

Accommodation

The main entrance leads into a practical Boot room with fitted units, sink and connection for a washing machine, door leads through to Utility room. Open plan Kitchen / Breakfast room with windows overlooking the front garden, newly fitted kitchen units, Belfast sink, 4 oven electric Everhot range and built-in larder cupboard. The open plan room leads round into the Sitting room with door into the rear garden and freestanding wood burner. An inner hall leads to the Study with double doors opening into the Drawing room with open fireplace and French doors opening out into the garden. There are also 2 bedrooms on the ground floor along with a Shower room with separate WC.

Stairs lead up to First Floor with a good sized landing. The Master Bedroom has dual aspect windows, Dressing room and en-suite shower room with walk in shower, wash hand basin and WC. Large Family Bathroom with bath, wash hand basin and WC. There is also a further single Bedroom.

Outside

GARDENS & PARKING

From the road a set of double gates open onto a gravelled drive and parking area. The garden wraps around the house and is made up of sweeping lawns edged by well stocked flowerbeds and borders and a mixture of mature trees. A terrace provides an ideal area for outside entertaining. The garden is also well dog fenced with a gate leading out into the paddocks.

EQUESTRIAN FACILITIES AND LAND

A five bar gate leads from the gravelled drive into the newly constructed, purpose built yard.

The main American barn consists of 16 (14ft x 12ft) stables with automatic drinkers, swivel mangers and externally accesses hay racks.





The unique design feature of the stables is that the whole front section can be swung open to allow the stables to be mucked out mechanically. The barn also has a double wash bay and tack room. A muck compound and 5 horse Calydon walker sit behind the main building along with a heated drying box. Adjacent to the main barn is a smaller 3 bay portal framed building ideal for the storage of forage and machinery.

Close to the yard is a newly installed 50m x 30m manage with an Equestrian Direct Flexiride surface. The land is split into approximately 5 paddocks, the majority of which have mains water connection

Services:

Mains water and electricity, oil fired central heating and drainage to a septic tank. (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 are expressly excluded.

Local Authority:

West Oxfordshire District Council, Church Green, Witney, Oxfordshire, OX28 4AU. Tel: 01993 702941.

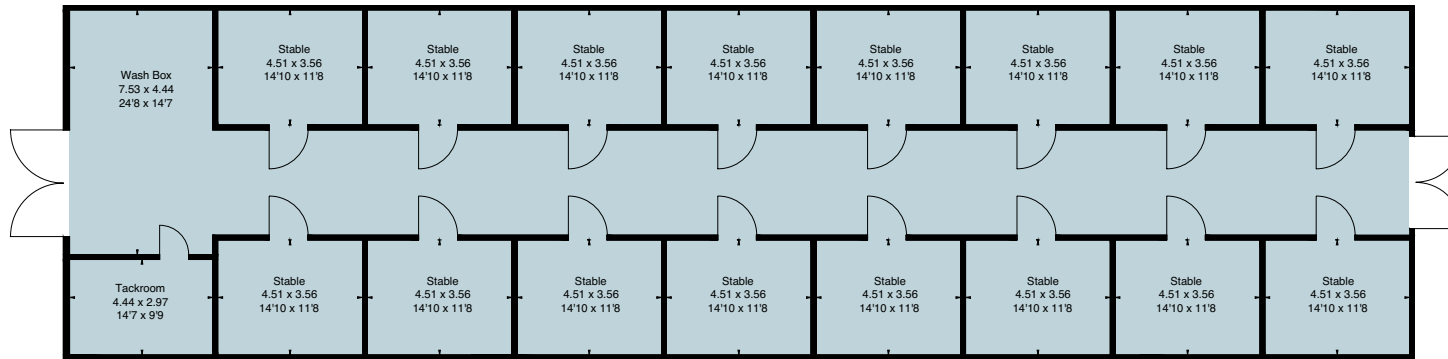
VIEWINGS: Please telephone Butler Sherborn, Cirencester Office: 01285 883 740 Stow-on-the-Wold office: 01451 830731 or The London Office 0207 839 0888.

Directions (GL57 0SL)

From Moreton in Marsh take the A44 towards Chipping Norton and Oxford. Continue past the turning to Little Compton and after a short distance turn right signposted Chastleton Village. The entrance to Cowleaze is on the left side after approximately 200 metres.



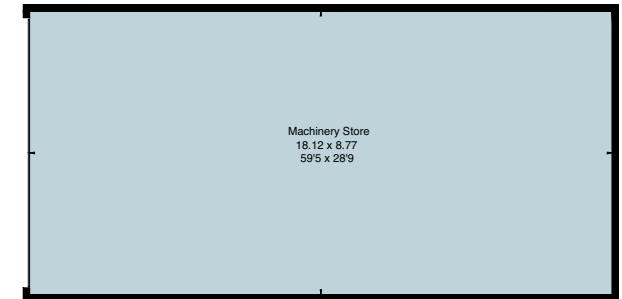
June 2014, (To scale at A3)



(Not Shown In Actual Location / Orientation)

Outbuilding

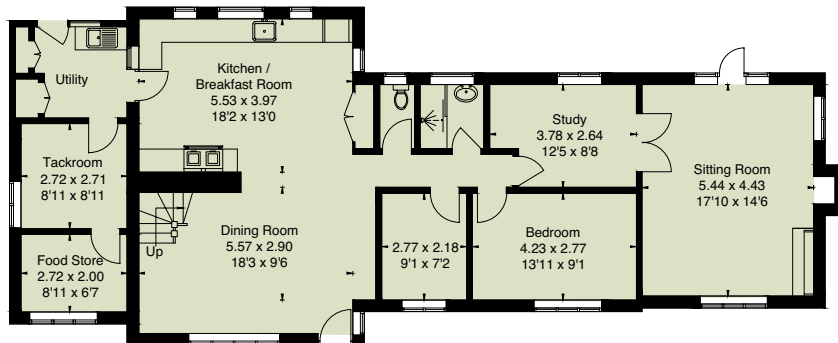
Approximate Gross Internal Area = 212 sq m / 2282 sq ft
 Outbuilding = 461 sq m / 4962 sq ft
 Machinery Store = 158 sq m / 1701 sq ft
 Total = 831 sq m / 8945 sq ft



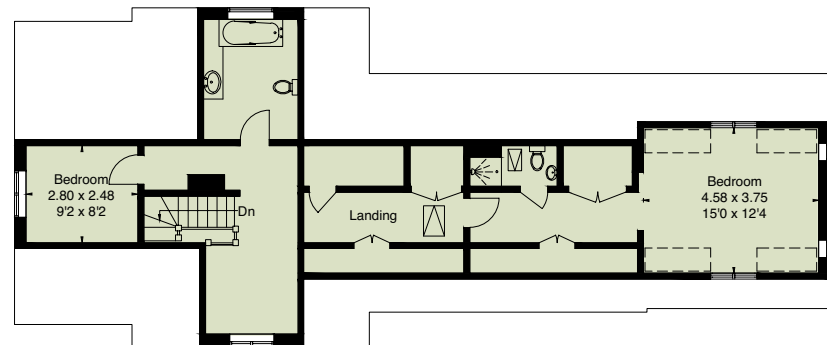
Machinery Store



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Floorplan © 2014
 0845 6344080 Ref: 130611
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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 accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass 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 taken June 2014 Particulars written BW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			