



# DOVECOTE HOUSE



FOXCOTE • GLOUCESTERSHIRE







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A renovated village house with  
a coach house and wonderful  
parkland views, all in just  
under an acre.

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## DOVECOTE HOUSE

Entrance Hall and Porch • Drawing Room • Sitting Room  
Oak Framed Kitchen/Dining Room • Snug • Study  
Utility Room • Cloakroom

Master Bedroom with adjoining Shower Room • Guest Bedroom with  
adjoining Shower Room • 3 further Bedrooms • Family bathroom

Landscaped Gardens and Terraces • Orchard  
All set in just under an acre • Excellent far-reaching rural views  
Gravelled Parking area

## COACH HOUSE

Double Garage • Kitchen and Studio Room  
One bedroom with adjoining Bathroom




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**This handsome Cotswold stone house has been substantially updated, extended and modernised to a very high standard with great attention to detail. The Coach House is a superb addition with two garage bays and a one bedroom annex with studio room, totalling 4105 sq ft in all.**

The original cottage upon which the house is based is believed to date back to the late 18th Century, with extensions from the mid 1970's. Many of the original features have been sympathetically restored, including the dovecote on the southern elevation, all of the stone mullioned windows now have high quality steel framed double glazed casements in conjunction with low maintenance powder coated aluminium faced timber framed windows to remaining windows on the east elevation.

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New features include a stunning bespoke painted oak kitchen with an Aga range cooker, Neff appliances and an impressive oak framed dining room with views over the garden and adjoining parkland. Interior features include enlarged Cotswold stone fireplaces, one of which has a wood burner, engineered oak and some reclaimed stone floors with zoned under floor heating in the main ground floor rooms. There is high-tech intelligent lighting system, central bathroom ventilation system and a professional fire detection system covering all main rooms. Dovecote House has a pressurised hot water system with excellent shower pressure throughout with a water softener.

In addition, the house is fully networked with a very high speed (Gigaclear) internet connection to the village, enabling work from home and HD data/video streaming to/from the house.

Dovecote House is perfectly suited for both entertaining and more informal family living with well-appointed and flexible accommodation enhanced by garden terraces with glorious views and large lawns, which are perfect places for children to play. The lower lawn has been planted with mature fruit trees and makes a lovely orchard with a charming water course. Please refer to the enclosed garden design for a proposed planting scheme.

The property is located in an idyllic edge of village position at the end of the no-through road with far-reaching views over Stowell Park Estate to the east. The hamlet of Foxcote is part of Withington Parish Council, and most of the residents live in Foxcote full time. The recently refurbished Kilkenny public house is within walking distance, there are further good pubs in Andoversford, Brockhampton and Cowley. Andoversford

village is a short drive away with a shop with post office and a primary school.

It is believed Foxcote hamlet was created before 1086, in a low valley formed by a tributary stream of the River Coln. A small brook runs through one corner of the lower garden and onto the estate.

Foxcote is in an Area of Outstanding Natural Beauty, about 6 miles from Cheltenham, with good access to the A40/M40, Heathrow and Oxford. Cheltenham provides extensive shopping and recreational, sporting and educational facilities. Local schools include Cheltenham Ladies College, Cheltenham College, Dean Close, St Edwards, and Rendcomb. It also plays host to a number of annual festivals including literature, classical music, jazz, science, cricket and of course the National Hunt Racing Festival.

Local sporting facilities in the area are excellent. There are Leisure Centres in Cheltenham, Bourton-on-the-Water and Cirencester. Racing at Cheltenham, Stratford upon Avon and Warwick; Polo at Cirencester Park. Golf courses in the area include Lilley Brook in Cheltenham, Cotswold Hills in Ullenwood, Naunton Downs, Broadway, Burford and Cirencester.

## SITUATION

**Mileages:** Stow on the Wold 15 miles, Cheltenham 5.8 miles, Cirencester 14 miles, Oxford 36 miles, Cheltenham Railway station 8.3 miles (London Paddington approx. 2 hrs), Kingham Railway Station 20 miles, (90 minutes), M5 (junction 11 ) Cheltenham/ Gloucester 8 miles, M4 (Junction 15) about 30 miles via the A419 dual carriageway. Heathrow Airport, approx 90 miles, 90 minutes via A419/M4 (all mileages and times approximate)

## ACCOMMODATION

### GROUND FLOOR

**Porch Entrance** Bespoke double Oak front doors, Lancelot windows. Reclaimed York flagstone floor. **Entrance Hall** Engineered oak floor. Wide staircase to first floor. Feature bread oven. Cupboard housing controls for intelligent lighting system. **Drawing Room** Charnwood woodburner set in large Cotswold stone fireplace with stone hearth. Niche cabinet with glass shelves and LED lighting. Carpet.





**Kitchen/Dining Room** A most attractive kitchen with vaulted ceiling, exposed timbers and roof lights. Dual fuel Aga range cooker with 6 plate, 2 oven, grill and warming drawer set in a tiled alcove with an extractor fan above. An extensive range of wall and floor cupboards, the drawers have soft close and oak dividers. Sink unit. Neff coffee maker and matching combination oven and microwave, built in full height Neff fridge

and freezer. Wine fridge under island. A bespoke built in larder with racks, shelves and drawers. Extensive oak block and granite worktops. Doors lead out to the south-facing terraces. Excellent outlook over the gardens and to the fields beyond. Exposed beams. Limestone floor and zoned under floor heating. **Cloakroom** Hand basin with marble surround, shelves and cupboard below, WC, tiled floor. Views.







**Snug** Feature stone fireplace. Book shelves with cupboards below. Carpet. **Sitting Room** Created as a media room with wiring for large television and sound system. Carpet. **Study** Engineered wood floor. **Utility** Oil fired boiler. Large (250 litre) pressurised hot water cylinder and control systems. Wall and floor cupboards. Space and plumbing for washing machine and tumble drier. Inner Lobby with side door to the lane.

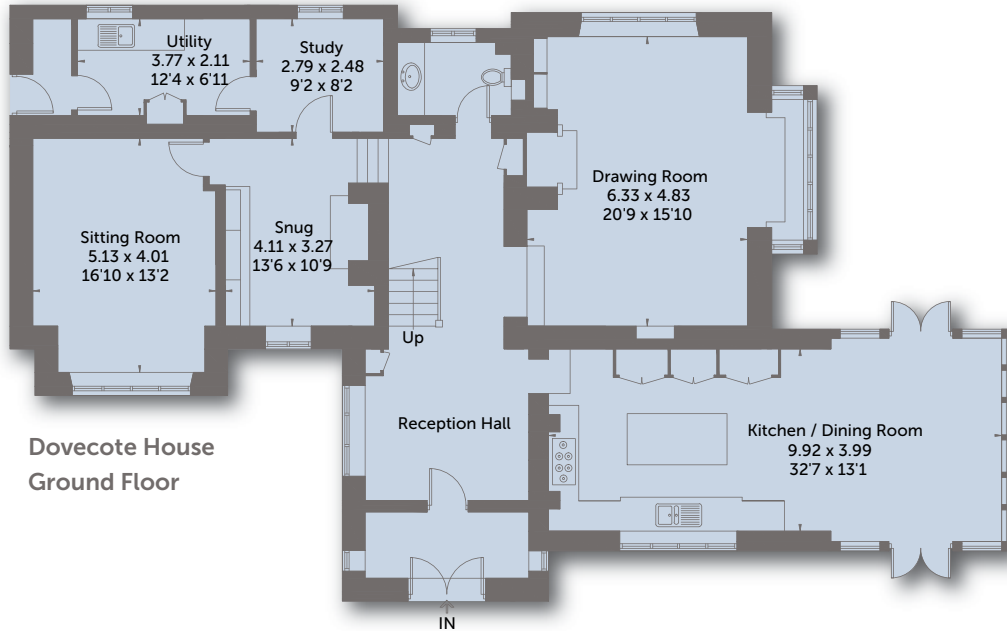
### FIRST FLOOR

**Landing** with vaulted ceiling with 2 electronically controlled Velux skylights with rain sensors. Airing Cupboard. **Master Bedroom**, A stunning triple aspect room with views over the gardens and the surrounding farmland. Shower Room fully tiled 'wet' room style, hand basin, WC and heated towel rail. Views over the fields. **Bedroom 2** Double aspect with views over the gardens to the woodland beyond. Shower Room, tiled cubicle, hand basin with shelves below, WC, heated towel rail. Lancet Window. **Family Bath and Shower Room** Roll top bath with shower, tiled shower cubicle, hand basin, WC, heated towel rail. Part tiled walls. **Bedroom 3** View down the lane. **Bedroom 4** View over the front garden. **Bedroom 5** Views over the fields.

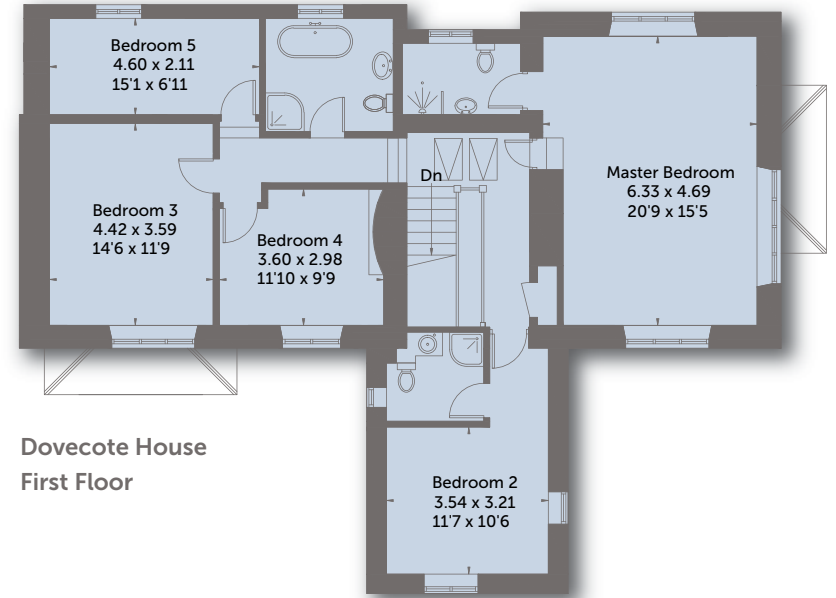




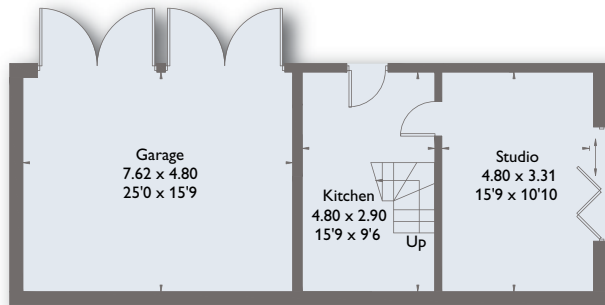
Approximate Gross Internal Area  
 Dovecote House = 295.1 sq m / 3176 sq ft  
 Coach House = 86.3 sq m / 929 sq ft  
 Total = 381.4 sq m / 4105 sq ft



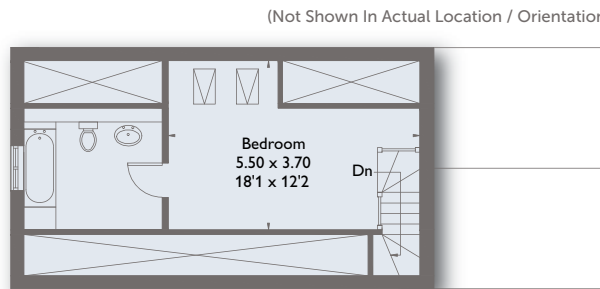
Dovecote House  
Ground Floor



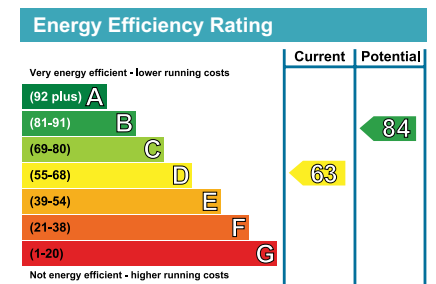
Dovecote House  
First Floor



Coach House  
Garage & Annex - Ground Floor



Coach House  
Garage & Annex - First Floor



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.





**FIXTURES AND FITTINGS**

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including light fittings, blinds and garden ornaments, may be available by separate negotiation if required.

**LOCAL AUTHORITY**

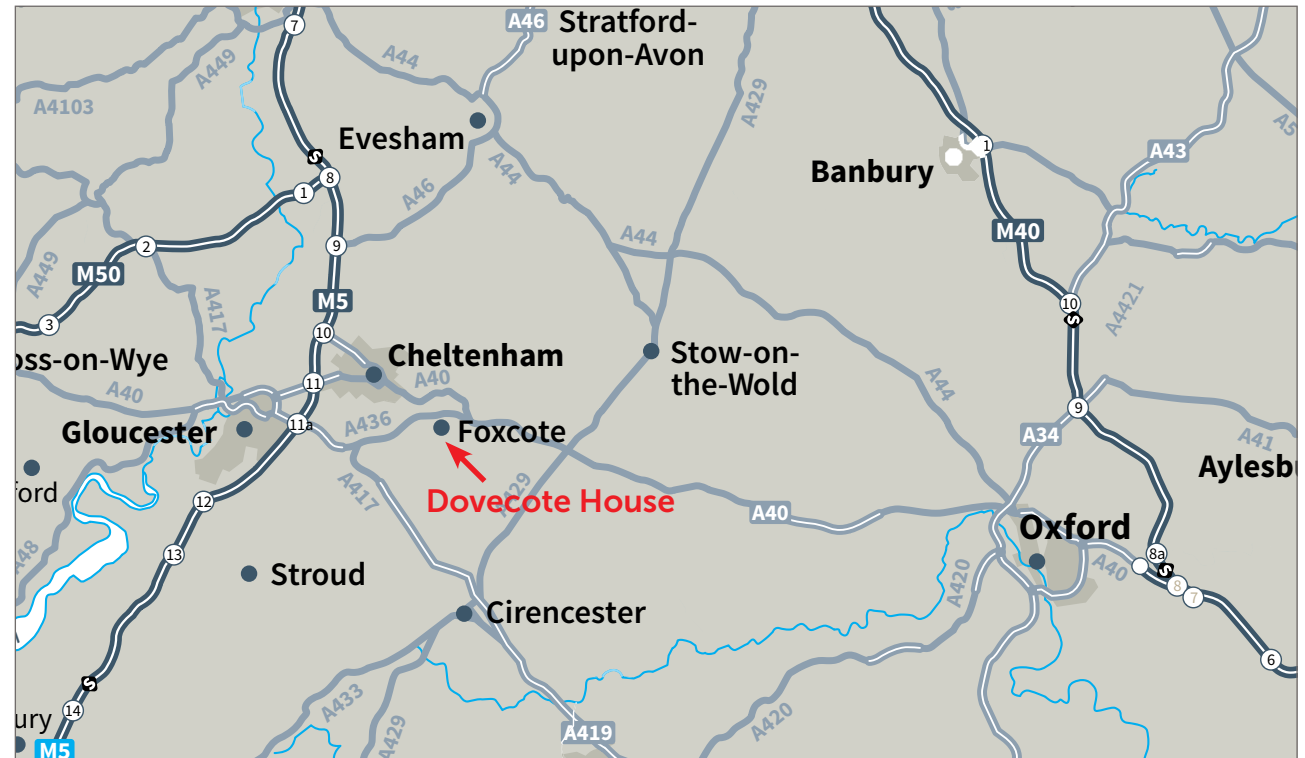
Cotswold District Council Trinity Road, Cirencester GL7 1PX. Tel 01285 623000

**TAX BAND G****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](mailto:stow@butlersherborn.co.uk)

**DIRECTIONS (POSTCODE GL54 4LP)**

Take the B4068 from Stow on the Wold. Turn right on to the A436 towards Cheltenham. At the Andoversford traffic lights turn left then immediately right into Andoversford village, continue out of the village. At the cross roads by the Kilkenny Pub, go straight ahead. Down the hill into the hamlet of Foxcote, take the left turn into the upper no-through lane. Dovecote House is the last house on the right.



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 taken and particulars written: July 2016



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