



WAYSIDE HOUSE
EVENLODE • GLOUCESTERSHIRE





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An impressive Cotswold country house in a glorious location surrounded by open countryside

Stow-on-the-Wold 3 miles, Moreton-in-Marsh 3 miles,
Kingham 3 miles (mainline station to London Paddington 85 minutes), Daylesford 1.5 miles,
Cheltenham 22 miles, Cirencester 30 miles, Oxford 25 miles
(All distances and times approximate)

Reception/Dining Hall • Drawing Room • Sitting Room • Kitchen/Breakfast Room
Study/Office with Shower Room • Games Room • Utility Room • Boot Room • Boiler Room and Cloakroom.

Master bedroom with adjoining bathroom and dressing area
Guest bedroom with bathroom and shower room • Bedroom with adjoining shower room
Two further bedrooms, Family bathroom and Playroom/Bedroom 6.

Barn with Kitchen, Bathroom and General store • Gymnasium/Games Room
with potential for further two storey accommodation if required.

Stable yard with Tack room • Drying room • General store • Four loose boxes
Open fronted double garage and additional single garage

Landscaped Gardens and Grounds • Post and railed paddocks.

In all about 10 acres (4 hectares).

Butler
Sherborn



DESCRIPTION

Originally built in 2007 in a local mellow Cotswold stone to a very high standard, Wayside House is located in a superb rural location surrounded by unspoilt Cotswold countryside in between the sought after villages of Adlestrop and Evenlode.

The accommodation, which is arranged over three floors offers a flexible and generous living space with the majority of rooms having far reaching views. Dual aspects also provide a light and spacious feeling throughout the house and impressive reception rooms provide a fantastic space for both entertaining and family living.

The interiors have been finished to an exacting standard and use has been made of locally sourced natural materials including oak staircases, stone flooring and stone mullioned windows complemented by modern day living requirements such as double glazing, efficient underfloor heating and being wired for sound and vision.

Adjacent to the principal house are a range of outbuildings including a large barn, garaging and a stable yard complimented by an Olympic sized outdoor ménage.





The entire property stands in mature landscaped gardens and grounds, which have been designed to flow seamlessly into the surrounding countryside with four paddocks in all amounting to approximately 10 acres (4 hectares).

Wayside House offers buyers an opportunity to acquire an extremely well appointed country property with scope for further adaption if required within easy access to London suited to either full or part time living in one of the most sought after areas of the Cotswolds.

PRINCIPAL HOUSE ACCOMMODATION

The ground floor offers generous and elegant rooms comprising a **Reception Dining Hall** with stone flooring and fireplace leading to the **Kitchen/Breakfast Room** with bespoke designed units arranged around an Aga, Rangemaster cooker and NEFF integrated appliances and Miele wine cooler. French doors to the garden. Door to the Boot Room and Utility Room. The **Drawing Room** with stone fireplace and wood burner and bay window provides a superb space for entertaining while the adjoining **Sitting Room** provides a more relaxed space for family living with French doors to the garden.







Leading from the kitchen/breakfast room is a boot room, substantial utility room and plant room. A corridor featuring an oak framed and floor to ceiling glazed window to one side and Cotswold stone walling to the other wall leads from the utility room to two rooms currently used as an office/ study with adjoining shower room and a games room, but these could equally offer secondary accommodation for staff.

On the first floor a wide landing leads to an impressive **Master Bedroom** opening to a Dressing area with built in wardrobes and large adjoining Bathroom with shower. **Guest Bedroom suite** with adjoining **Bathroom** and further **Double Bedroom**, also adjoining.

The second floor lends itself to family accommodation with two further **Double Bedrooms**, a **Family Bathroom** and large open plan **Playroom** or sixth **Bedroom**.

THE BARN

Beyond the office is a barn built to an equally high standard with a Kitchen and Bathroom. There is also a large general purpose machinery store and Gym/ Games Room, both

with generous storage above. If required and subject to the necessary planning permission it could serve as additional accommodation if required.





THE STABLE YARD

An excellent equestrian set up which is complemented by an Olympic sized all weather outdoor ménage. There is an open fronted Double Garage, and additional Single Garage, Tack Room, Store and Drying Room with four large loose boxes all built to a comparable standard to the rest of the property.

Accessed from the rear of the stable yard is the ménage, general parking area and four grass paddocks divided by hedging and post and rail fencing.

GARDENS AND GROUNDS

Wayside House is approached by a country lane and set behind secure wooden gates fronted by a gravelled forecourt with ample parking.

The gardens have been landscaped to provide a number of formal and informal areas around the house and with some being accessed from the Kitchen and Sitting Room make an extension to the reception rooms for summer entertaining. Mainly laid to lawn with mature planting, every area takes advantage of the wonderful views and flow naturally into the surrounding countryside complemented by stone terracing, beech hedging and natural stone walling.



SITUATION & AMENITIES

Evenlode is arguably one of the most picturesque and sought after villages in the North Cotswolds. It is well placed in between the market towns of Moreton-in-Marsh (3 miles) and Stow-on-the-Wold (3 miles) which both provide excellent local amenities with supermarkets, farm shops, wine merchants and restaurants, while the surrounding villages host some of the best gourmet pubs and Daylesford Organic Farmshop and Spa which is also within close proximity. The larger cultural towns of Stratford-upon-Avon, Oxford and Cheltenham are all within commuting distance and have more extensive facilities.

Communications are excellent with the A44 to Chipping Norton and Oxford. The M40 is then accessed at Junction 8 or 9. The A429 (Fosseway) provides excellent links to Cirencester, Stratford-upon-Avon and Birmingham International Airport. Mainline railway services are available to London Paddington and Oxford from either Kingham or Moreton-in-Marsh.

There are superb sporting facilities including racing at Cheltenham, Stratford-upon-Avon and Warwick, hunting with the Heythrop Hunt, polo at Kirtlington and Cirencester, eventing Blenheim, Salperton and Aston and golf at Naunton Downs, Lyneham and Chipping Norton. Within immediate access are some of the most beautiful walking and riding country via a network of footpaths and bridleways.

There is a wide choice of well-reputed schools in the area including Kitebrook, Cheltenham Colleges, Cothill, Tudor Hall and St Edward's in Oxford.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but some may be available by separate negotiation.

METHOD OF SALE & TENURE

The freehold interest of Wayside House is offered for sale by private treaty before vacant possession upon completion.

SERVICES

Mains water, private drainage with a Klargester tank. Oil fired central heating. Broadband. Electrically operated gates. Alarm to both the principal house and tack room.

RIGHTS OF WAY

There are no footpaths, bridleways or rights of way across the property.

LOCAL AUTHORITY

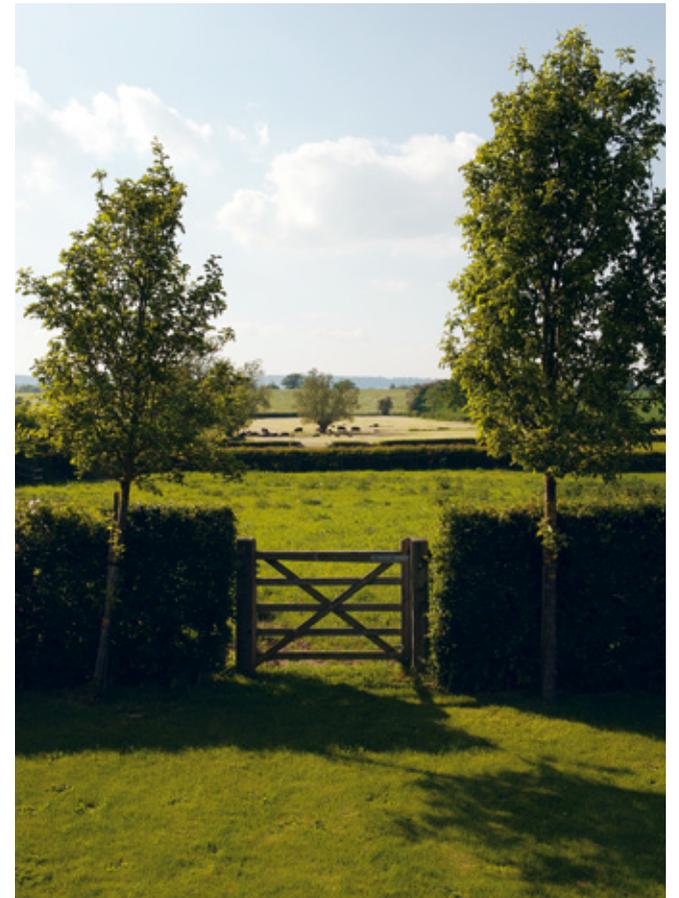
Cotswold District Council. Telephone 01285 623 000.

VIEWINGS

Strictly by appointment with Butler Sherborn. Prior to making an appointment to view, we recommend that you discuss any particular points, which are likely to effect your interest in the property with a member of staff who has seen the property in order to avoid making a wasted journey.

DIRECTIONS (GL56 0YS)

From Stow-on-the-Wold proceed along the A436 and past the turnings to both Upper and Lower Oddington. Continue over the bridge and then take the left hand turn signposted Evenlode. Continue to the T-junction and turn left. Continue for a further half a mile and Wayside House will be found on your right hand side.



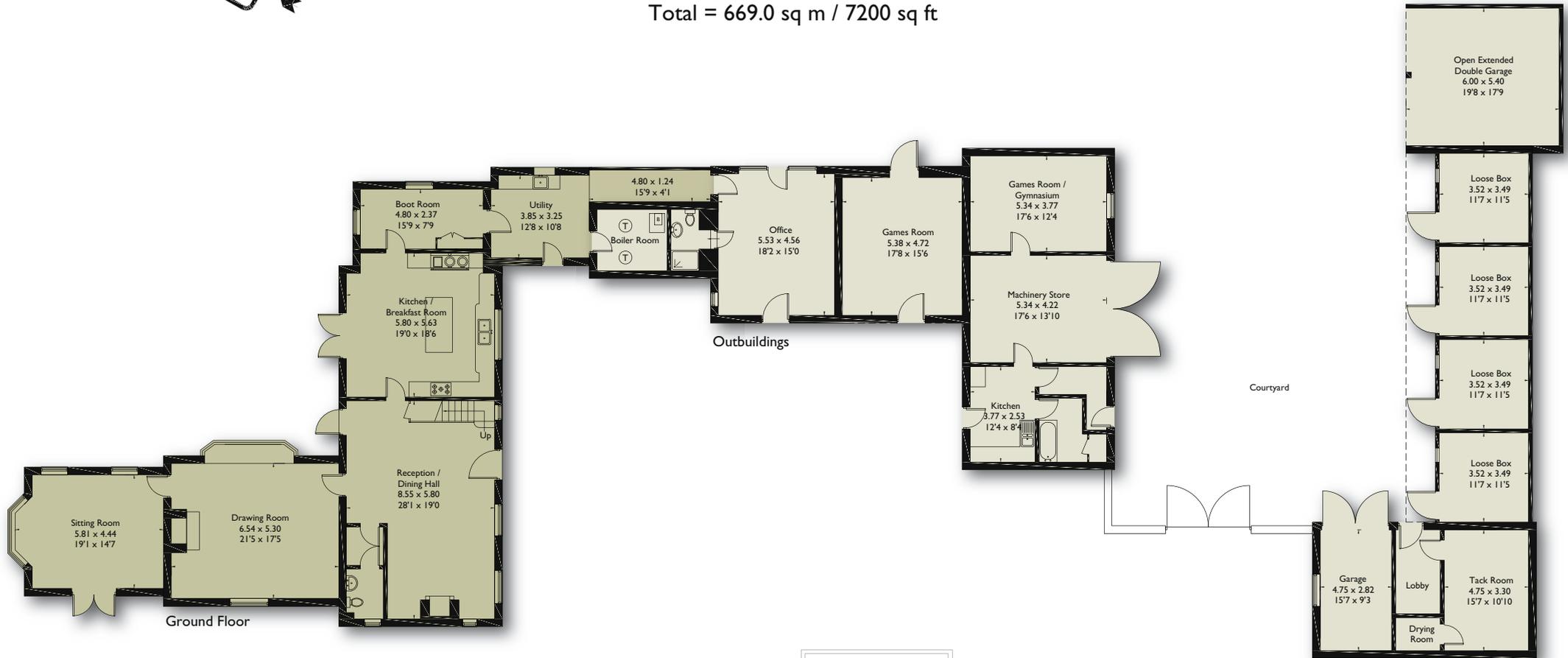


Wayside, Adlestrop

Approximate Gross Internal Area = 446.0 sq m / 4800 sq ft

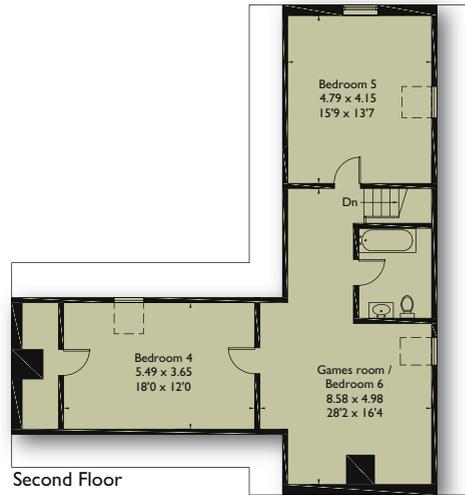
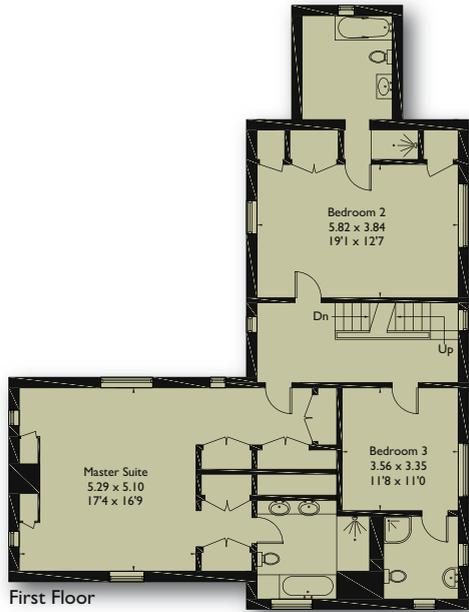
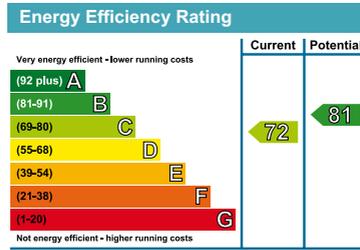
Outbuildings = 223.0 sq m / 2400 sq ft

Total = 669.0 sq m / 7200 sq ft



Job Ref: 171343

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
Not To Scale.



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