

TAYLERS FARMHOUSE



ALDSWORTH • GLOUCESTERSHIRE

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*A wonderful handsome Cotswold
stone family house*

*Northleach 4 miles; Burford 6 miles; Cirencester 10 miles
Cheltenham 18 miles (all distances approximate)
(Distances & time approximate)*

SUMMARY

MAIN HOUSE: ENTRANCE HALL • CLOAKROOM • DRAWING ROOM • SITTING ROOM • PLAY ROOM • STUDY
AND WINE CELLAR • KITCHEN / BREAKFAST/ DINING ROOM • UTILITY AND LAUNDRY ROOM • BOOT ROOM AND
PLANT ROOM

MASTER BEDROOM • LARGE STYLISH BATHROOM • 3 FURTHER BEDROOMS AND FAMILY BATHROOM • SECOND
FLOOR WITH A FURTHER 3 DOUBLE BEDROOMS • BATHROOM AND ATTIC STORAGE.

BARN: WORKSHOP • OFFICE • GYM • PLAYROOMS • STORAGE ROOMS • W.C. • LARGE VAULTED CELLAR
(Potential for further enhancement subject to planning permission).

GARDENS, SUMMERHOUSE AND PARKING

FOR SALE FREEHOLD

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DIRECTIONS

From Burford follow the A40 towards Cheltenham and take the left hand turn after approximately 1 mile on the B4425 signposted Cirencester. From Cirencester follow the B4425 signposted to Burford. Having exited Bibury continue for approximately 3 miles.

On reaching the village of Aldsworth take the turning into the centre of the village. With the war memorial on your right continue straight and follow the road with No HGV sign. Follow the road as it bends to the left and then take the second right hand turn onto a no through lane where Taylers Farmhouse will be seen on the right.

DESCRIPTION

Taylers Farmhouse is a wonderfully spacious Grade II Listed village property, offering versatile family accommodation over three floors. A handsome building, it offers well proportioned, bright rooms which afford a good deal of flexibility. In addition, there are extensive barns and outbuildings, in excellent condition, which lend themselves to a variety of uses. Of particular interest is the unusual and fascinating barrelled underground chamber. The gardens, to the front and rear of the property, are both mature and private.



SITUATION AND LOCATION

Aldsworth is an attractive unspoilt Cotswold village, which is situated between the historic market towns of Burford and Cirencester both offering excellent shopping facilities including banks, supermarkets, schools and leisure facilities. The larger centres of Oxford and Cheltenham offer more comprehensive leisure, cultural and shopping facilities. The village itself benefits from an excellent village pub and a visiting post office. The Church, St Bartholomew, is a fine example of late Norman architecture. It is set slightly away from the centre of the village. Most of the houses in Aldsworth are built of Cotswold stone, dating from the 18th & 19th Century, when Bibury Racecourse was in use.

The road and rail communications are excellent with mainline railway stations at Oxford Parkway (24 miles), Charlbury (15 miles), Kemble (14 miles) and Swindon (20 miles) providing frequent and regular commuter services to London (Paddington/ Marylebone). The A40 (about 4 miles north) provides good access to Oxford and the M40 to London and Birmingham. London Heathrow, Birmingham and Bristol airports are all within an hour and a half.



AMENITIES

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Rugby and Hockey Clubs for all ages in Stow-on-the-Wold, Fairford, Cirencester and Bourton-on-the-Water. Hunting is with the Heythrop and VWH and polo played regularly at Cirencester Park. Golf courses are found at Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon; with theatres at Oxford and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

There is a good choice of primary schools around Aldsworth at Northleach, Sherborne and Bibury. The area is noted for both its private and state schools. These include Hatherop Castle which is just a short drive from the house, Rendcomb College, The Cotswold School, Farmor's, St Hugh's, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies' College.





ACCOMMODATION

MAIN HOUSE: The ground floor offers generous and elegant reception rooms comprising an Entrance Hall with parquet floor and large staircase rising to first floor landing. An impressive Drawing Room has a large fireplace with ornate surround and jet master inset. The Kitchen/Breakfast/Dining Room with bespoke designed units is a superb space for relaxed family living with French doors leading out onto the garden. There is a Study, Sitting Room, Play Room, Utility/Laundry Room, Boot Room and Plant Room all located on the ground floor. A Wine Cellar is accessed from the Entrance Hall.

On the first floor a wide landing leads to an impressive Master Bedroom with views over the gardens and with a series of built in wardrobes. A large stylish bathroom and a further three Double Bedrooms lead off the landing as well as an Airing cupboard and Family bathroom.

The second floor boasts a further three double bedrooms and a second Family bathroom with a second separate W.C. and a door leading through to attic storage. A further staircase rises off the second floor landing to an extensive insulated attic.

Approximate gross internal area

Main House: 577 sqm / 6,210 sq ft

Barn: 336 sqm / 3,616 sq ft

Total: 913 sqm / 9,827 sq ft





BARN: Attached to the house is a fine and large Cotswold Stone Barn with a Cotswold Stone and Solar PV Slate roof. The barn is currently converted and provides versatile accommodation that can be well utilised in conjunction with the main house. Subject to the necessary planning permission the barn could be made into more substantial ancillary living space.

Existing Accommodation: Workshop, Office, Gym, Table tennis room, further Playrooms, Storage rooms, W.C. and Large vaulted cellar.

Proposed Accommodation: Entrance hall, workshop, first floor office with kitchen and two cloakrooms. Self-contained annex comprising of: Entrance hall, kitchen/dining room, living room, Study/Snug, Master bedroom with dressing room and en-suite bathroom. Also located on the first floor is a gym or guest bedroom.

(Drawings of the proposed accommodation have been produced and are available from the selling agent.)



GARDENS & GROUNDS

There are various gardens and terraces to the front, rear and side of the property. The front garden, found across the lane from the house, was formerly a tennis lawn. It is enclosed by a Cotswold stone wall and wrought iron railings. The gardens to the rear are extensive and well stocked, with a variety of mature plants and trees. It is predominantly laid to lawn and enclosed by Cotswold stone walls.

To the southern side of the house is a small terraced area with box hedging and pleached limes, known as the Knot Garden, and directly outside the kitchen, a small inner courtyard. Two archways lead from the courtyard to a further terraced area with raised beds, an ideal space for entertaining.



OUTSIDE

Whist within the village, Taylers Farmhouse is accessed by a quiet no through road, providing a secure and tranquil position standing within mature landscaped gardens and terraces.

GENERAL

RIGHTS OF WAY

There are no public rights of way over the property. The property itself benefits from a right of way over the land hatched brown on the site plan.

SERVICES

The house and barn are on mains water and electricity. Private drainage (Bio digester). Two water harvesters are located within the grounds and PV tiles located on part of the barn. Central heating via Biomass boiler (currently in receipt of RHI payments). Telephone and Broadband connected (Gigaclear available, up to 1GB/ second. Subject to transfer regulations and charges).

(No tests as to the suitability of services have been carried out and intending purchasers must commission their own tests.)

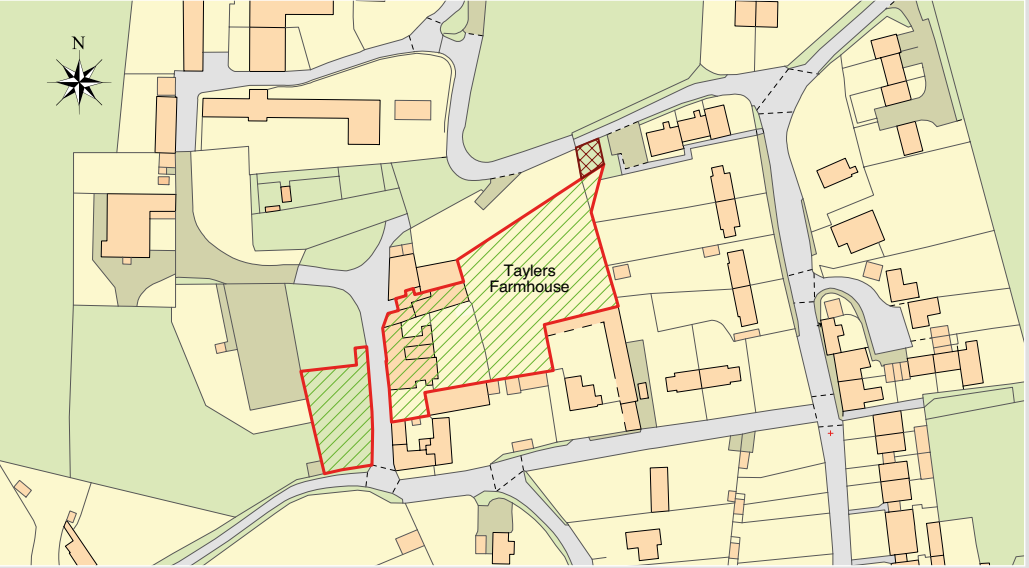
FIXTURES AND FITTINGS

Only those items mentioned in Butler Sherborn's sales particulars are included. All other items including carpets, curtains are specifically excluded as are garden ornaments and statuary (some may be available by separate negotiation if required).

POSTCODE: GL54 3QX

LOCAL AUTHORITY

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



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