



WASHBOURN HOUSE & BARN

GREAT RISSINGTON

GLOUCESTERSHIRE

Washbourn House & Barn

Great Rissington, Gloucestershire

*Bourton-on-the-Water 3 miles, Stow-on-the-Wold 5 miles,
Burford 6 miles, Kingham main line station to Paddington/London
8 miles, (all mileages approximate).*

A unique family house and traditional barn with planning consent in a popular Cotswold village

DESCRIPTION

Originating as an agricultural barn, Washbourn House was converted in 1988 to create an entirely unique family home with enormous charm and character. Constructed of Cotswold stone, much of interiors have been handcrafted including the kitchen units, flooring, metalwork and bookshelves, Central to this wonderful house is a large Gothic fireplace in the main reception room which leads out to a terrace and garden. Upstairs are three bedrooms, one en-suite and a bathroom.

Adjacent to the principal house is an impressive Cotswold stone barn which was originally used as a ceramic studio by the former owner and now has consent to be converted into a single residential dwelling, totalling over 2,500 sq ft.

Both properties form part of a traditional farmyard setting of the neighbouring Clements Farm which is Grade II Listed.

WASHBOURN HOUSE

- Sitting Dining Room
- Kitchen
- Utility Room
- 3 Bedrooms
- En-Suite Shower Room
- Bathroom
- Attic Store
- Garden & Terrace
- Parking





WASHBOURN BARN (with consent for)

- Drawing Room
- Kitchen Dining Room
- Study
- Utility Room
- 3 Bedrooms (Ensuite)
- Parking
- Courtyard Garden

SITUATION

The village of Great Rissington is a delightful Cotswold village set on the northern side of the Windrush Valley in the heart of an Area of Outstanding Natural Beauty and Conservation Area. The village has a fine parish church and a thriving primary school, a village hall with a pro-active community holding events and a good local pub.

There are a range of local shopping facilities in nearby market towns of Bourton-on-the-Water, Stow-on-the-Wold, Witney and Burford. A local day-to-day convenience store can be found in Upper Rissington, a short drive away. Oxford and Cheltenham provide the main shopping, cultural and leisure facilities for the area. There is also an excellent choice of public and state schools in the surrounding area. The popular Daylesford Farm shop and Spa is a short drive away. The surrounding countryside is famous for its country walks and riding, with an excellent network of footpaths and bridleways.

Road communications are excellent with the A40 providing access to the east to Oxford and the M40, and to the west to Cheltenham and the M5. There is a regular train service to London (Paddington) from Kingham, (8 miles away) taking approximately 80 minutes, or by road via the A40, Oxford and M40.



PLANNING PERMISSION

16th February 2017 Ref: 16/04097/FUL

“Conversion and alteration of existing ceramics studio to form single dwelling at West Of Washbourn House Great Rissington Gloucestershire”

ACCOMMODATION

Washbourn House

Entrance Porch with glass panelled door opens to **Sitting / Dining Room**

A superb reception room with impressive Gothic fireplace and bespoke wooden floor. Handmade bookshelves and hand painted central beam.

Large doors open to the rear terrace and garden. Stairs to first floor. **Kitchen** with handmade wooden units and cupboards, incorporating a cooker with extractor hood, sink and fridge. Original window with wooden shutters.

Stable door to **Utility Room**. On the first floor are three **Bedrooms**, the main

one being en-suite and a further **Bathroom**. On the second floor is a very useful **Attic Room** with reasonable ceiling height.

Washbourn Barn

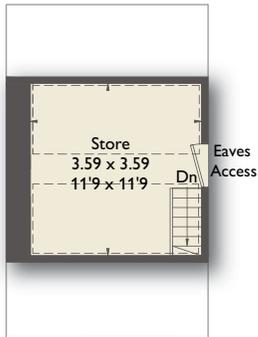
Currently designed for conversion to include a large Drawing Room with an open plan Kitchen Dining Room with Utility and ground floor Bedroom and Shower Room. A spiral staircase will lead up to two further Bedrooms both en-suite.

OUTSIDE

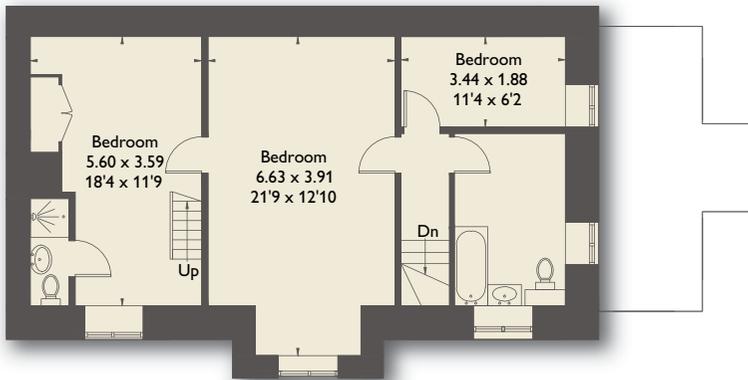
Washbourn House and Barn are approached over a shared driveway with a right of access. The garden of Washbourn House lies mainly to the rear adjoining pastureland with private parking for up to three cars. Washbourn Barn will have a courtyard garden and private parking for one car.

Washbourn House, Great Rissington, Cheltenham, GL54 2LP

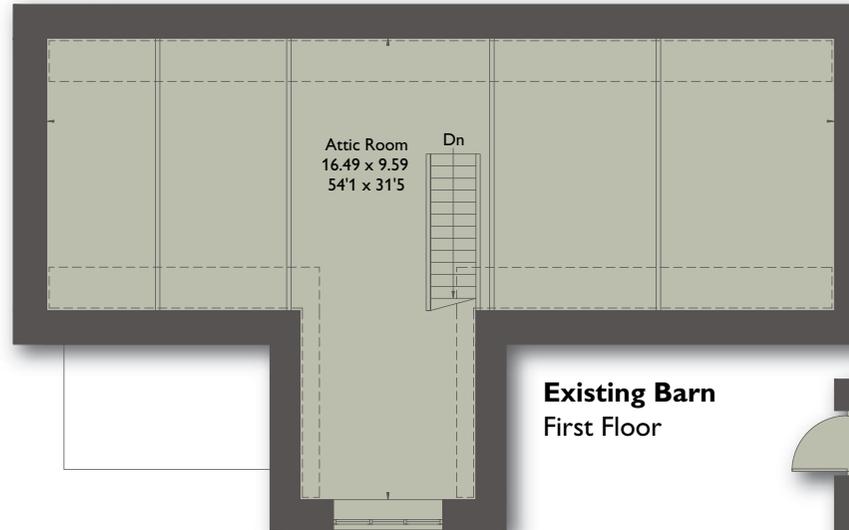
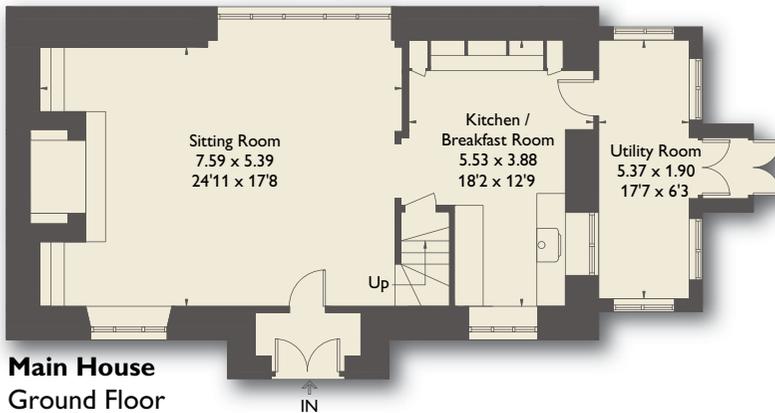
Approximate Gross Internal Area
 House = 157.9 sq m / 1700 sq ft
 Barn = 274.4 sq m / 2954 sq ft
 Total = 432.3 sq m / 4654 sq ft



Main House
 Second Floor



Main House
 Ground Floor



Existing Barn
 First Floor

= Reduced headroom below 1.5m / 5'0"



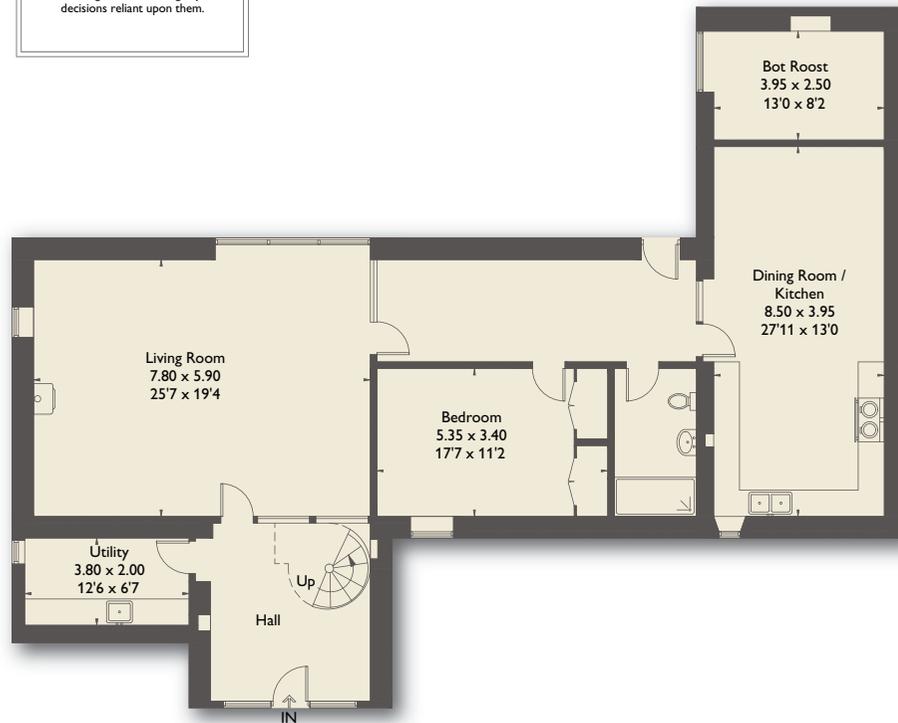
Existing Barn
 Ground Floor

Washbourn Barn, Great Rissington, Cheltenham, Gloucestershire, GL54 2LP

Approximate Gross Internal Area = 245.5 sq m / 2642 sq ft

Floorplanz © 2017
0845 6344080 Ref: 182331

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.



Proposed Barn
Ground Floor



Proposed Barn
First Floor

Illustration for identification purposes only. Not to scale
Ref: 184664

SERVICES

Mains water and electricity, drainage. Oil fired central heating. Telephone (subject to BT regulations). (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 including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX .
Tel 01285 623000 / www.cotswold.gov.uk

POSTCODE

GL54 2LP

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

DIRECTIONS

From Stow-on-the-Wold take the A424 towards Burford. Turn right at the Rissington/Bourton on the Water junction. Pass by Upper Rissington village into open countryside. Take the right turn to Great Rissington, take the left lane (passing the school on the left), and proceed down the lane. Enter the gateway named 'Clements Farm' on your left and follow the driveway to the side of Washbourn House.



Butler Sherborn, Stow-on-the-Wold office:
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Photographs taken: May 2017. Particulars written: September 2017.

