







THE ABBOTSWOOD ESTATE

GLOUCESTERSHIRE

*Lower Swell ½ mile • Stow-on-the-Wold 1 mile • Kingham 6 miles (London Paddington from 1hr 27 mins)
Cheltenham 17 miles • Cirencester 20 miles • Oxford 30 miles*

A TRUE COTSWOLD GEM A STUNNING COUNTRY HOUSE AT THE HEART OF A DIVERSE ESTATE IN SOME OF THE COTSWOLD'S MOST BEAUTIFUL COUNTRYSIDE

Entrance vestibule and hall • Reception hall • Drawing room • Dining room • Study • Library • Conservatory
Billiards room • Cloakrooms • Kitchen and scullery • Sitting room • Extensive domestic offices • Extensive cellars

Master bedroom suite • 4 principal bedrooms with 4 bathrooms • 4 further bedrooms and bathroom
Laundry room • Huge potential for extensive second floor accommodation • Staff flat

Renowned formal gardens and grounds • Walled kitchen garden • Former squash court • Stunning parkland
Two large lakes

Wild brown trout fishing on the River Dikler

Two entrance lodges • 11 farmhouses and cottages • Planning consent for 4 additional dwellings

Extensive pasture and arable land registered as organic • Mixed woodland • Extensive range of farm buildings

Potential for pheasant and partridge shoot

In all about 774.32 acres

For sale freehold



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Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the
Important Notice on the last page of the brochure.

THE ABBOTSWOOD ESTATE

Abbotswood is a truly spectacular Estate with, at its heart an impressive Grade II listed Cotswold stone manor house surrounded by some of the best known gardens in Gloucestershire. The house sits in one of the finest settings for a country house in the Cotswolds overlooking mature parkland, a beautiful valley and open countryside beyond.

The Estate has delightful Cotswold stone cottages and farmhouses with great character, a diverse landscape and huge sporting potential.

There is little doubt that the Abbotswood Estate represents a rare opportunity to acquire a property of this quality in such a sought after location in the heart of the Cotswolds.





HISTORY

The principal house at Abbotswood was built in 1862 but the history of the Estate dates back a lot earlier. There is documentation to suggest that ‘Swell Park’, as it was originally known, was created in 1253. Indeed an older house, believed to date from originally 1669, occupied a position overlooking the lake at ‘The Bowl’ which was subsequently replaced by the house, Abbotswood. Richard, the Earl of Cornwall and brother of Henry III created the park of about 200 acres.

The park was conveyed in 1545 to the Bishop of London and then later purchased, with ‘The Bowl’, by Sir Robert Atkyns in 1659.

The Estate remained in the Atkyns family until 1844. It was bought by Alfred Sartoris in the 1860’s who built the main house on the present site which he called ‘Abbotswood’ – it is easy to see why he chose such a breath taking setting.

He left the house to the farmer who then sold on to Mark Fenwick in 1901. Fenwick, a keen gardener, enlisted the help of the famous architect Sir Edwin Lutyens who added to the house in 1902 and created the stunning gardens as we know them today.

THE COTSWOLDS

The Estate is situated on the edge of the popular village of Lower Swell, close to the small market town Stow-on-the-Wold in the heart of the Cotswolds. Stow-on-the-Wold has a wide range of shops and amenities as well as banks, butchers, antiques shops, pubs and restaurants. In addition, Daylesford Organic Farm Shop is also nearby. More extensive shopping and cultural entertainment can be found at Cheltenham, Stratford-upon-Avon and Oxford with their range of festivals, theatres, shops and museums. The North Cotswolds, part of England's largest Area of Outstanding Natural Beauty, has further attractions beyond its pretty towns and villages.

Sporting opportunities include several golf courses nearby at Chipping Norton, Burford, Broadway, Lyneham and Naunton Downs; polo at Cirencester Park and Kirtlington Park, racecourses at Cheltenham and Warwick, hunting with the Heythrop, North Cotswold and the Warwickshire hunts plus an extensive network of footpaths and bridleways being just some of the opportunities in the area.

The region has a multitude of good schools, particularly in and around Cheltenham, Moreton-in-Marsh and Oxford including Dean Close, Cheltenham boys, Cheltenham Ladies College, The Dragon School, Summer Fields and St Edward's in Oxford and other local schools include Tudor Hall, Kitebrook, Rendcomb, Hatherop Castle and Westonbirt.

Communication links are excellent with being close to the M40, M4 and M5 triangle providing quick access to the motorway network. Kingham Station, just 6 miles away, gives easy access into London Paddington and there are high-speed rail services from Banbury to London Marylebone.







ABBOTSWOOD HOUSE

From entrance lodges, the house is approached from the north down the drive or from the south sweeping through the Estate past the lake and over the River Dikler.

Arriving at the Lutyens inspired north façade, the house is entered through the front door with striking arched surround and domed **entrance hall** which opens into the beautiful **main hall**. Off the hall are the principal reception rooms which overlook the south facing gardens and extensive rolling parkland. These include an impressive **drawing room** with wonderful detailing to the ceilings, panelled **library** and study with door out to the gardens.

The **dining room** offers excellent space for formal entertaining and interconnects well with the **Billiards room, conservatory, hall** and reception rooms.

The North wing of the house contains the large **kitchen, sitting room, scullery, pantry** and additional **domestic offices**. There is also access to the lift and extensive cellars.



Main Hall





Drawing Room





Study



Billiard Room



Dining Room





First Floor Landing



A wide staircase off the main hall leads to the spacious first floor landing to the **large master bedroom suite** with dressing room and bathroom. There are **4 additional principal bedrooms** and 4 bathrooms in the front part of the house, along with a further **4 bedrooms**, large **laundry** and **one bedroom flat** with private external access.

Outside and to the rear of the house is both open and closed garaging, various stores rooms and former squash court.





Approximate Gross Internal Floor Area:

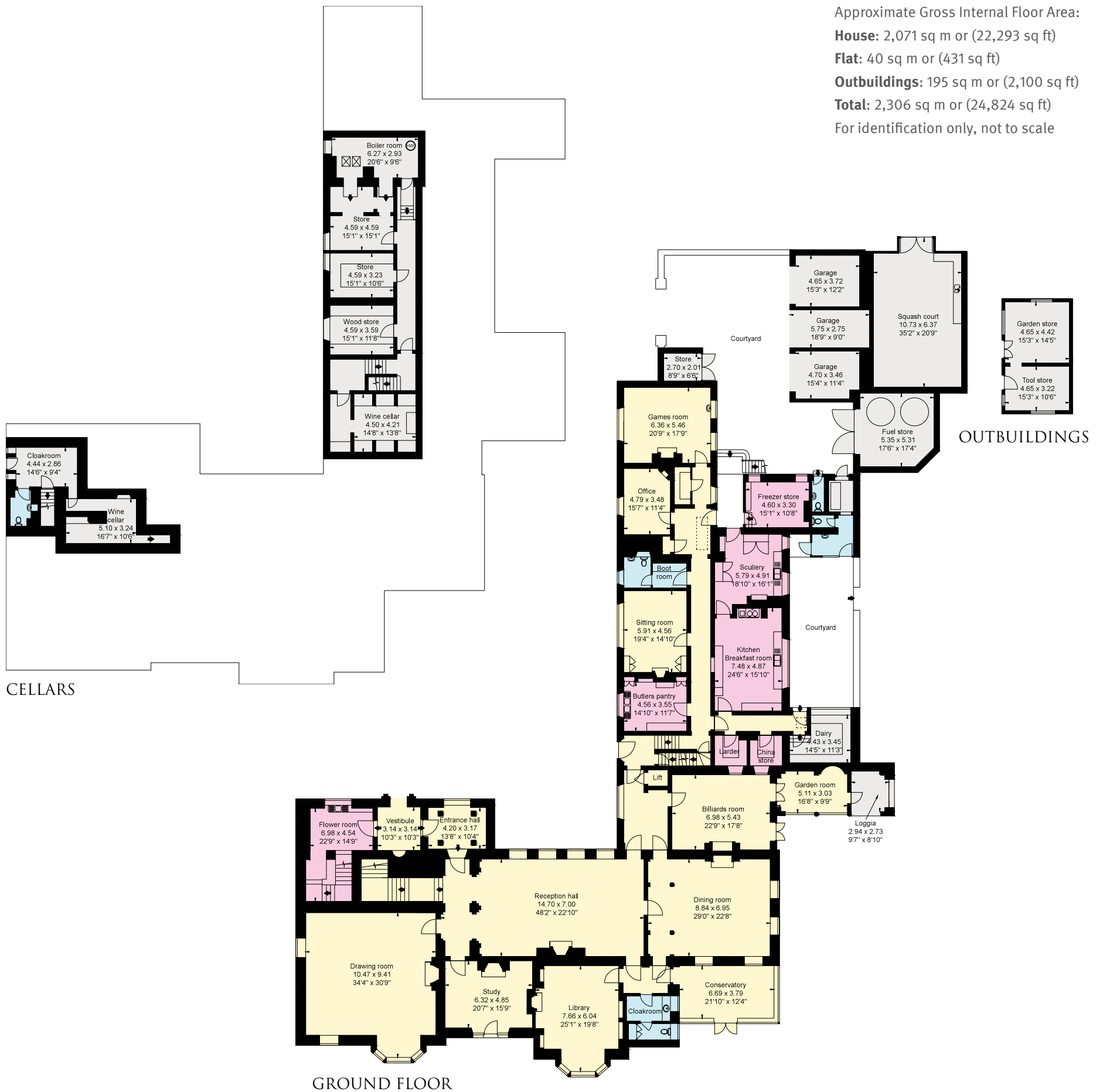
House: 2,071 sq m or (22,293 sq ft)

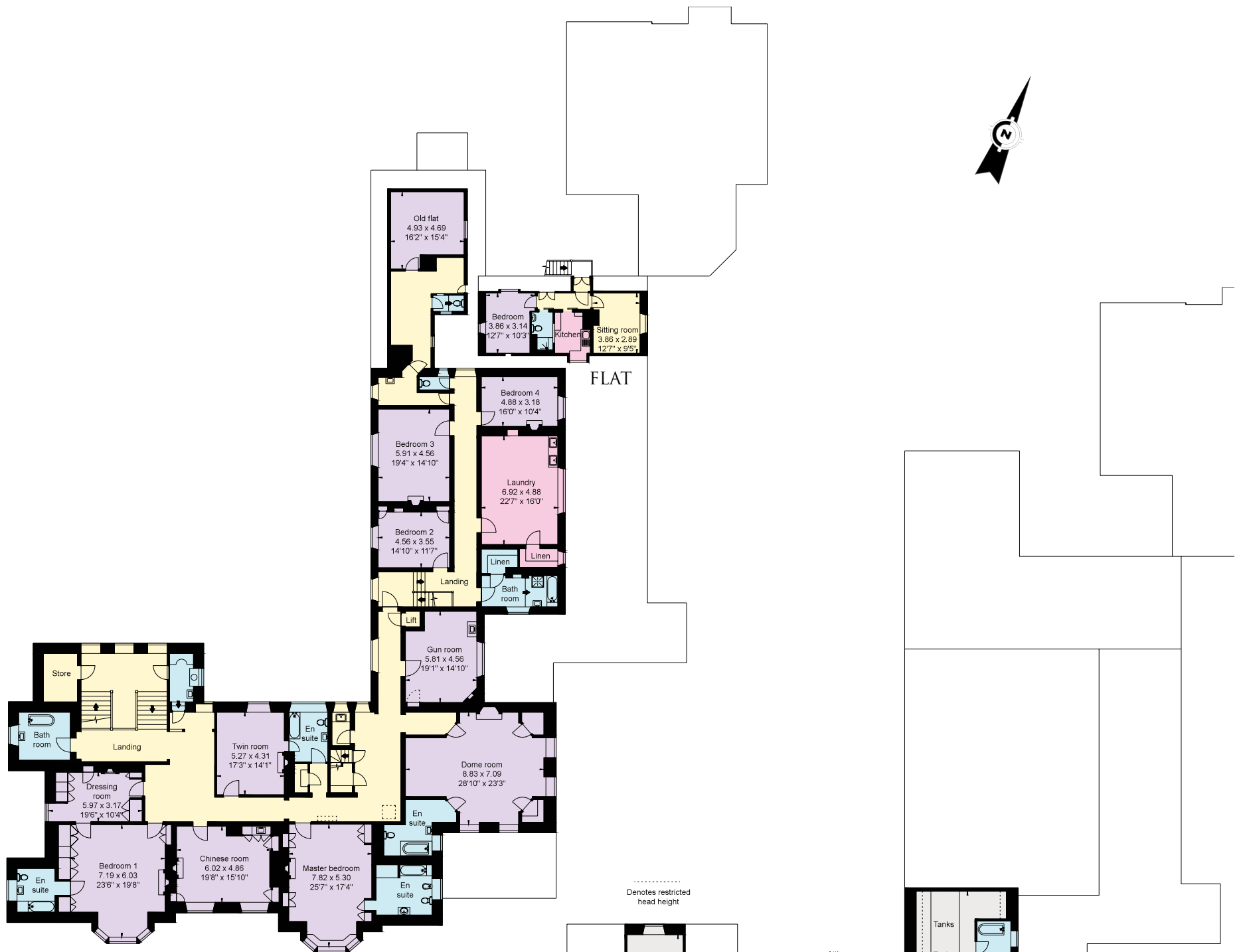
Flat: 40 sq m or (431 sq ft)

Outbuildings: 195 sq m or (2,100 sq ft)

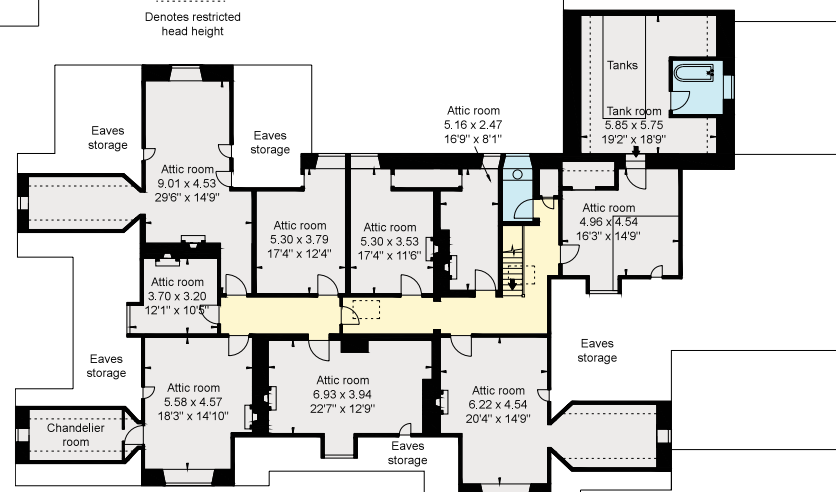
Total: 2,306 sq m or (24,824 sq ft)

For identification only, not to scale





FIRST FLOOR



SECOND FLOOR





THE GARDENS

There is little doubt that Abbotswood must be one of the finest gardens in the Cotswolds and they are only enhanced by their magical setting.

The elegant formal gardens to the south west of the house which were created by Sir Edwin Lutyens have fine herbaceous planting, terraced lawns, lily ponds, follies and a beautiful fountain.

To the north and east of the house are dramatic, landscaped hillside stream gardens amongst massed plantings of spring bulbs, heathers, flowering shrubs and rhododendrons.

All of the gardens are interspersed by the finest mature specimen trees and from everywhere there are amazing views over the valley, river and lake below.

To the southwest is the 1 1/4 acre walled kitchen garden which has been immaculately laid out and maintained and has a fruit house, indoor roses and garden machinery store and workshop.





COTTAGES AND HOUSES

Upper and Lower Lodge Cottages guard the entrances to the park, being the core of the Estate and offer additional quality accommodation. A short distance from Lower Lodge and accessed from the public highway are 1 & 2 Bridge Cottages.



Lower Lodge Cottage



Upper Lodge Cottage



Bowl Farmhouse



The Bowl (with planning consent for additional dwellings)

In the heart of the parkland lies 'The Bowl', a stunning collection of Cotswold stone houses and cottages and traditional stone buildings. Further detail is set out in the cottage schedule.

The stunning Bowl Farmhouse which overlooks the lake and River Dikler and although unoccupied for several years has the potential for an excellent secondary house.

To the rear of Bowl Cottages is Barn Cottage, adjacent to which is the old stable block which has planning consent for a 3 and 2 bed dwelling. This leads on to an open courtyard complex of well maintained traditional stone barns. These also have planning consent for a substantial 4 bed house and 2 bed cottage. The courtyard would equally offer excellent potential for a spectacular stable yard.



1, 2, 3 Bowl Cottages



Barn Cottage and Old Stable Block



1 & 2 Kitchen Garden Cottages

Conveniently close to the Walled Kitchen Garden are 1 and 2 Kitchen Garden Cottages. 2 Manor Farm Cottages is situated on the edge of the village of Upper Swell and is opposite an area known as 'Doctors Walk'.

Many of the cottages are occupied by current staff and former members of staff with the remaining being on Assured Short Hold Tenancies. The current annual income from the cottages amounts to approximately £46,950.



Walled Garden



No 2 Manor Farm Cottages



Schedule of Properties and Additional Tenancies				
Name of Property	No of Beds and Baths	Tenant	Tenancy and Expiry	Rental Income per Annum
Abbotswood Flat	1 and 1	Trainee gardener	Service occupancy	
Top Lodge	3 and 1	Butler and Cook	Service occupancy	
Lower Lodge	3 and 1	Shepherd	AST - 29.09.14	£5,600
1 Kitchen Garden Cottage	2 and 1	Gardener	Service occupancy	
2 Kitchen Garden Cottage	2 and 1	Head Gardener	Service occupancy	
Bowl Farmhouse	3 and 1	Uninhabited	Vacant	
1 Bowl Cottage	1 and 1		AST - Running on annually	£6,600
2 The Bowl	3 and 1		Vacant from 31.08.14	
3 The Bowl	3 and 1		AST - 31.12.14	£9,600
Barn Cottage	2 and 1	Housekeeper	Service occupancy	
1 Bridge Cottage	2 and 1	Ex Farm Manager	Lifetime Tenancy	
2 Bridge Cottage	2 and 1	Ex head gardener	Lifetime Tenancy	
2 Manor Farm Cottage	3 and 1		AST - 30.11.14	£9,000
Greenfields Farmhouse	4 and 2	Share Farmer	AST - 29.09.14	£14,400
River Dikler Fishing		Cotswold Fly fishers	Licence - 31.03.15	£1,750
Greenfields Farm		Turnstone Farming	Share Farming Agreement - 29.9.15	

THE ESTATE

The Estate is situated in some of the Cotswolds most beautiful rolling countryside and has a beautifully diverse mix of ancient parkland, permanent pasture, woodland and arable land.

The Estate has the added benefit of having the River Dikler running through it which not only offer wild brown trout fishing but attracts an abundance of wildlife and feeds the two large lakes on the estate.

The estate has excellent further sporting potential with some well laid out woods that could make the basis of a pheasant and partridge shoot as well as stalking.

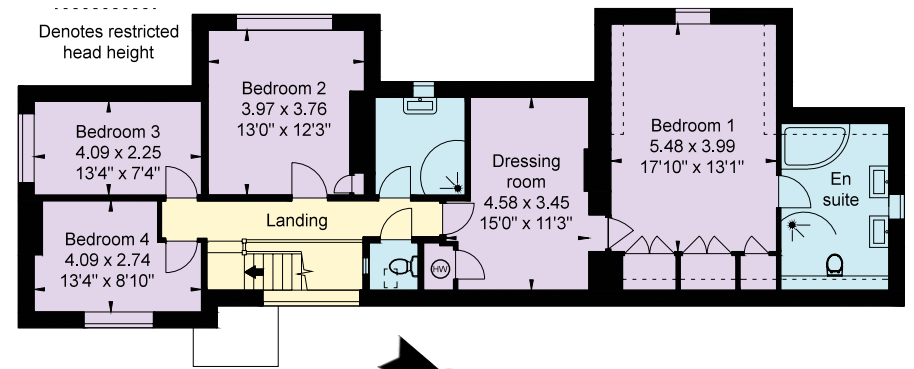
The land is currently registered as organic and farmed as a mixed arable and stock farm with a flock of 1,800 ewes. This is currently on a two year share farming agreement expiring on 29th September 2015. The majority of the land is situated in a single block, being of Sherborne soils and suited to grassland or cereals.

The heart of the farming operation is Greenfields Farm to the north of Abbotswood House, with a substantial 4 bedroom farmhouse, office, 4,000 sq ft of traditional farm buildings and 45,000 sq ft of modern farm buildings that include approximately 600 tonnes of grain storage facilities. Of particular note is the traditional stone Looseboxes, Cart shed and Granary.

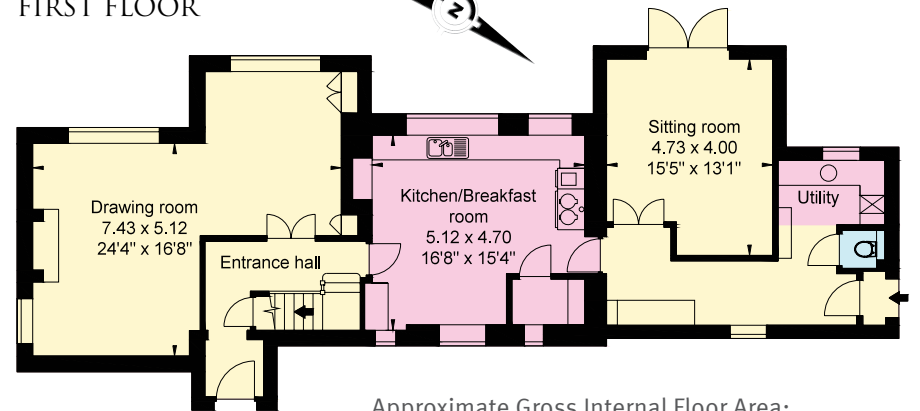
Planning permission has been obtained to convert one of the Cotswold stone buildings into residential use (further details are available). There is significant potential for other Cotswold stone buildings to be used with alternative uses subject to the necessary planning consent being obtained.

The farmed area at Abbotswood and Greenfields Farm extends to approximately 545 acres, of which approximately 253 acres are in permanent pasture. Wyke Beacon Farm is approximately 125 acres of arable land.

GREENFIELDS FARM



FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Floor Area:

House: 222 sq m or (2,390 sq ft)

For identification only, not to scale



Greenfields Farm

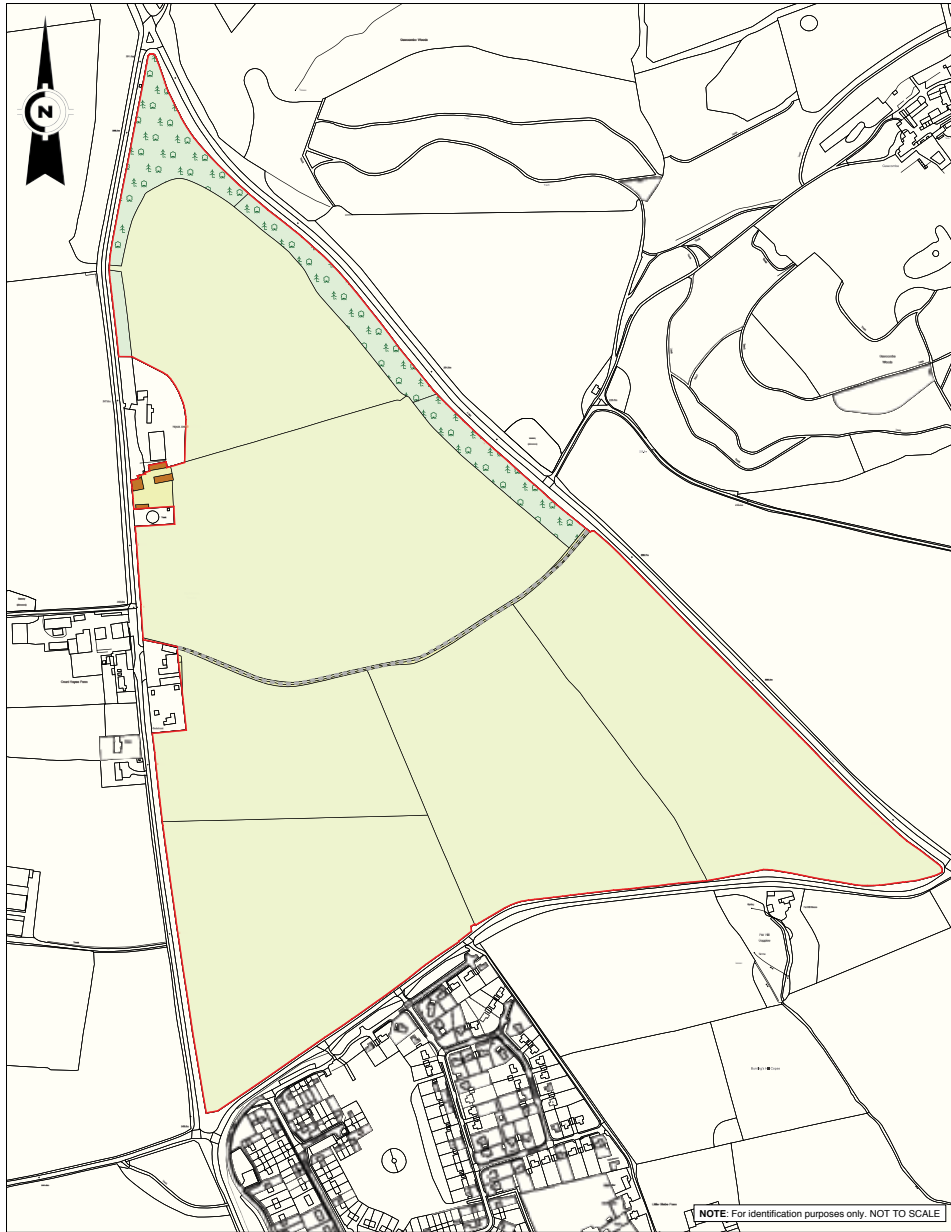


Greenfields Farm Buildings

To the north of Greenfields Farm is Weasel Barn, a set of traditional Cotswold stone barns which have huge residential potential subject to the necessary planning consents. Consent for residential conversion has previously been granted but has since lapsed. They have a separate access and have wonderful far reaching views.



Weasel Barn



There is a further plot of principally arable land, extending to approximately 133.11 acres, with a range of farm buildings at Wyke Beacon Farm being about 5 miles south of Stow with direct road access off the A424. The land is in a ring fence block, currently in arable rotation. There are approximately 7,000 sq ft of farm buildings including a large Dutch barn and new portal frame straw store.

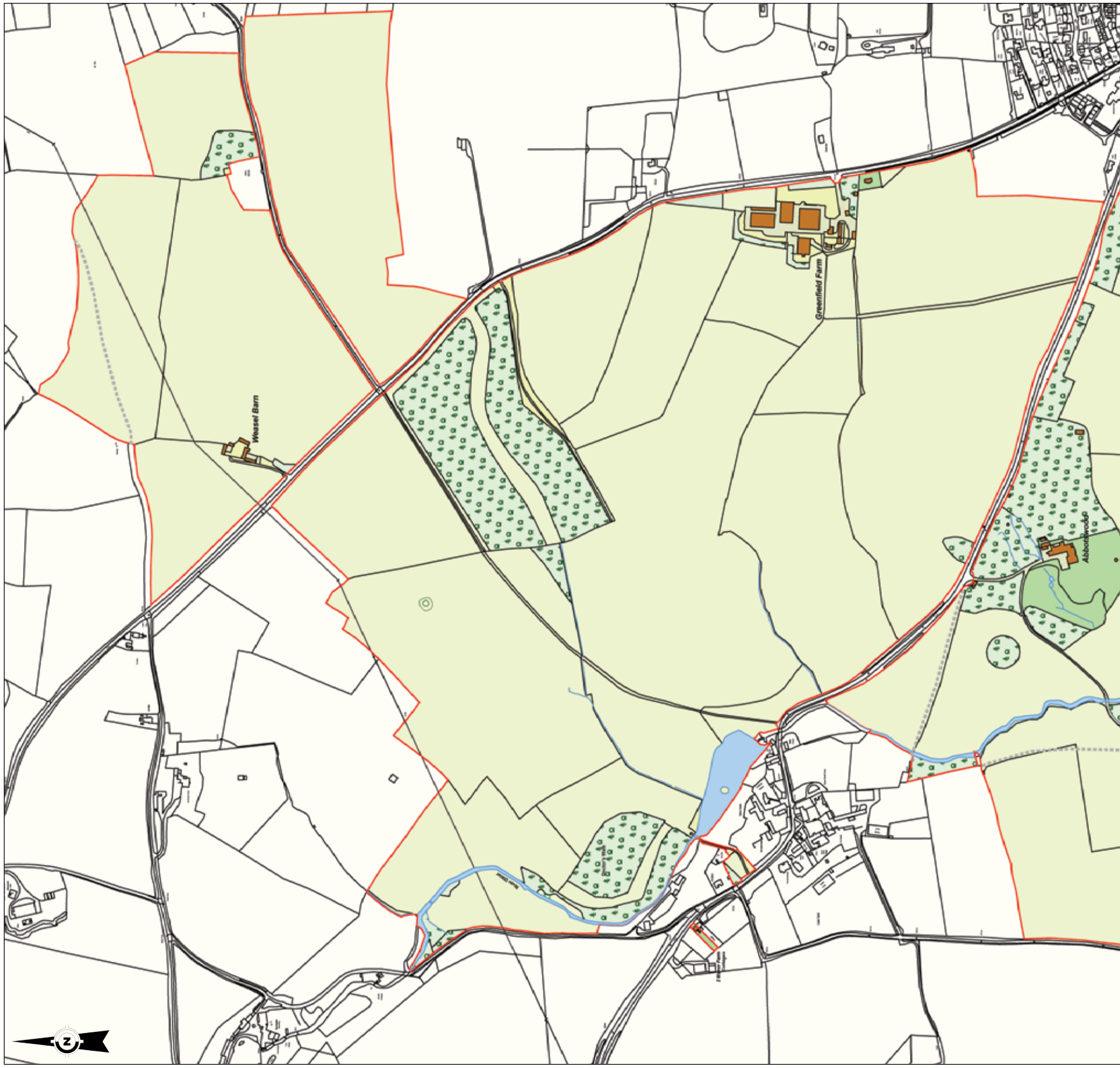


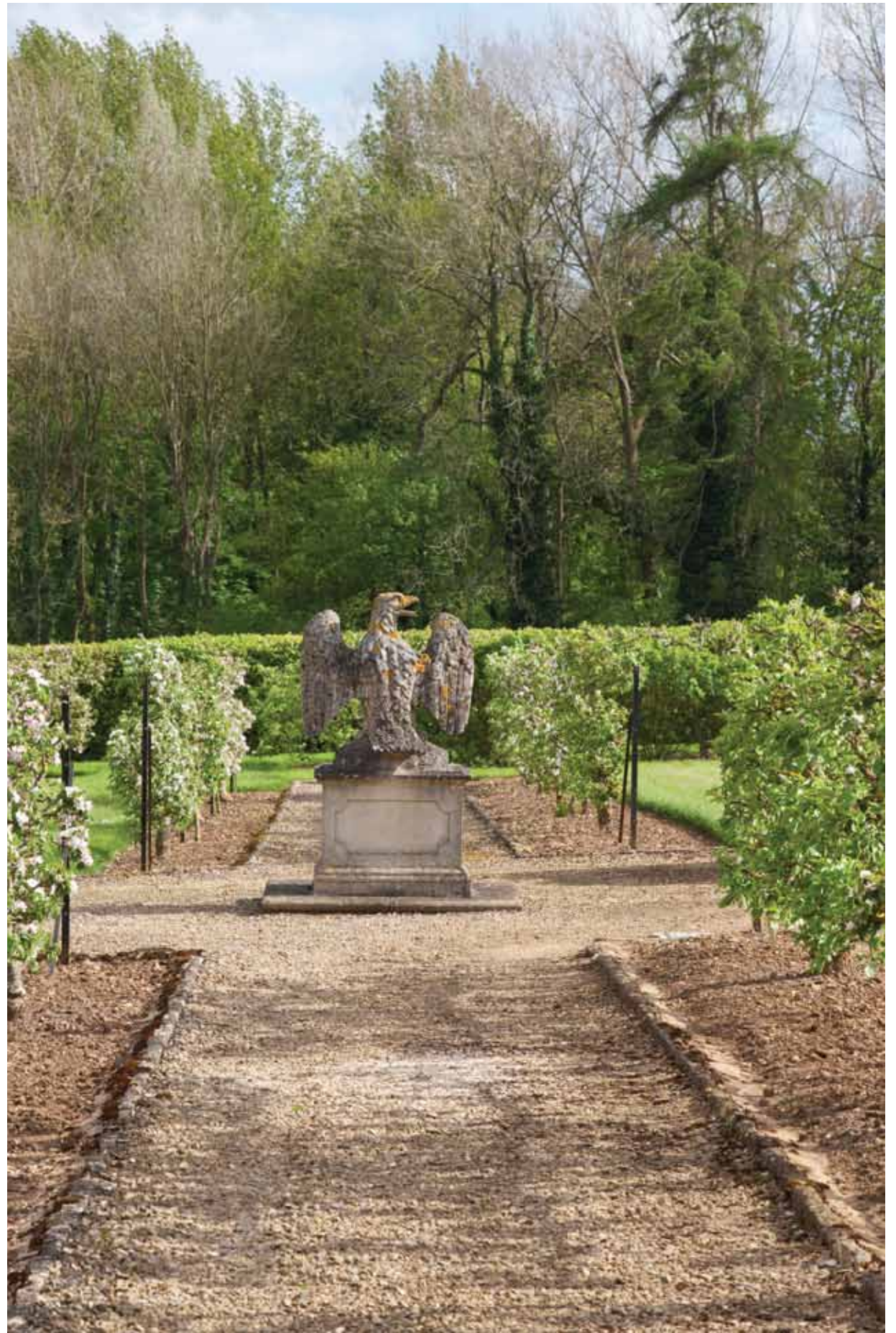




The River Dikler







GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

For Sale by private treaty.

TENURE

The Estate is offered freehold either with vacant possession or subject to occupational tenancies of cottages. The property is offered as a company purchase and full details are available from the agents.

SINGLE PAYMENT SCHEME

The vendors will use their reasonable endeavours to transfer 45% of the Single Payment Entitlement to the Purchaser. The remainder are held by the farmer.

COUNTRYSIDE STEWARDSHIP SCHEME

There is a 10 year Organic Higher Level Stewardship Scheme which commenced in 2013. Further details can be obtained from the vendor's agents.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements

and other rights of way whether these are specifically referred to or not. There are public rights of way which cross the Estate and copies of plans showing these can be requested from the agents.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

SERVICES

Spring fed private water supply.

Three phase mains electricity with back-up generator.

Private drainage.

Oil fired central heating.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items and garden machinery.

ENERGY PERFORMANCE CERTIFICATES

EPC's provided on request.

VAT

The Estate is not elected for VAT.

POSTCODE

GL54 1EN - Access via Lower Lodge.

DIRECTIONS

The Abbotswood Estate can be reached from Oxford on either the A40 or the A44 via Stow-on-the-Wold.

From Stow, proceed down the hill on the B4068 to Lower Swell. After 0.8 mile on a left hand bend is the lodge and stone pillared entrance on the right hand side.

From Cheltenham proceed east on the A40 and at Andoversford turn left on A436 and after 4 miles miles, left again on the B4068. Continue for about 6 miles to Lower Swell, continue through the village signed to Stow-on-the-Wold and after about 100 yards the entrance lodge will be on the left hand side before heading up the hill.

VIEWINGS

All viewings are strictly by appointment with vendor's agent.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor Savills (Uk) Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Savills (Uk) Ltd has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Photographs Dated: May 2014

Particulars Dated: May 2014

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