



# THE OLD SCHOOL HOUSE

UPPER SLAUGHTER

GLOUCESTERSHIRE



# The Old School House

## Upper Slaughter

*Stow-on-the-Wold 4 miles, Moreton in Marsh 8 miles, Burford 13 miles, Kingham Station (London-Paddington 90 minutes) 9 miles, Cheltenham 18 miles, Oxford 33 miles*  
(All Distances approximate)

A distinctive Grade II Listed stone house set in an elevated location with stunning views over this quintessential Cotswold village.

- Entrance hall
- Sitting room with Dining area
- Master Bedroom/Family room
- Adjoining shower room
- Kitchen/breakfast room
- Utility Room
- Generous landing with study area
- Bedroom 2
- Bathroom
- Bedroom 3
- Landscaped garden with terrace
- Glorious views over the River Eye
- Private parking for two cars





This unique property dates from 1846 and occupies arguably one of the best locations in Upper Slaughter. Filled with charm and character, The Old School House offers well-proportioned rooms, some with high ceilings and period features including a Cotswold stone fireplace with a wood burner, exposed beams and Cotswold stone mullioned windows. With the original school bell on the front elevation, the exterior is clad in mature wisterias, hydrangea and climbing roses, under planted with Lavenders, Box and small shrubs. The bedrooms on both floors are light and bright and have excellent views over the village, church and surrounding farmland.

The accommodation is flexible, with a family room currently serving as an occasional bedroom, which could become a master or guest suite with a shower room. The kitchen breakfast room has one of the best views over the garden down to the river and the main reception room currently has both a sitting and dining area. Outside is a delightful enclosed garden and private parking.

The Old School House has served as a wonderful holiday cottage for the current owners, and offers a quintessential Cotswold retreat with enchanting views from most of the windows either over the River Eye, down the picturesque lane, over the gardens or to the surrounding countryside.

**Listed Grade II of Architectural and Historical Interest;** School. Mid C19. Rubble with ashlar quoins and dressings, Cotswold stone roof. Tudor-Gothic, L-plan. Large 2 light windows to lane and to north with moulded heads, incorporating a small quatrefoil; dripmould. Little corbelled bellcote with trefoil head on wall face. Lean-to to right of entrance, studded door. Included for group value.

## SITUATION & AMENITIES

Upper and Lower Slaughter are widely regarded as premier villages in the Cotswolds. Upper Slaughter is in a Conservation Area and an Area of Outstanding Natural Beauty. The River Eye meanders through the centre of the village, with its beautiful ford; it really is a special village. There are traditional Cotswold stone cottages and houses alongside the river and St Peter's Church. The privately owned, award winning, Michelin starred Lords of the Manor Hotel offers a bar and restaurant. Upper Slaughter is only one of 14 villages that are known as 'Doubly Thankful Villages' as all the service men returned home from the two World Wars.

Local shopping and business amenities can be found in Bourton-on-the-Water and Stow-on-the-Wold with further recreational facilities located in the larger towns of Cheltenham and Cirencester both 18 miles away. A main line station in Kingham provides a regular service to London Paddington (approx. 90 mins).

Amenities include golf at Naunton Downs, Wychwood and Burford. National hunt racing at Cheltenham, Warwick and Stratford-upon-Avon. There are excellent educational facilities in the area.









## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall** with exposed beams and an attractive flagstone floor. View over the village. **Sitting Room** with Cotswold stone mullioned windows, one of which has a seat and shutters. Exposed ceiling timbers and a Cotswold stone fireplace with a wood burner. Staircase to first floor. **Dining Area** with double doors and shutters to the garden terrace, making it ideal for outdoor entertaining. **Kitchen/Breakfast Room** with an eye-catching stained glass window set in the door. Views over the garden to the village and farmland, mullioned window with shutters. Fitted kitchen units, double sink, electric hob, fridge and dishwasher. Flagstone floor through to the **Utility Room** with boiler, large fridge/freezer, washing machine and tumble drier. Door to terrace.

The **Master Bedroom/Family Room** has a full height ceiling with exposed beams, a large Cotswold stone mullioned window and excellent view over the lawn and terrace. **Shower Room** with a stained-glass window set in the Cotswold mullioned window with shutters. Both these rooms can also be accessed via a separate front door to the side of the property. (It is believed this extension was added to The Old School House in the 1980's).

### FIRST FLOOR

**Landing** with access to the attic space (not inspected). Skylight. This large landing has scope for a Study Area. **Bedroom 2** has a range of built in wardrobes and far reaching view over the garden to the beautiful valley and river. White painted beams. Skylight with view to the church. **Bathroom** with bath, hand basin, WC. Airing Cupboard with hot water cylinder. **Bedroom 3** with wardrobe, exposed beams, matching mullioned window and a lovely view to the village. Skylight.

### OUTSIDE

The front garden is enclosed by a Cotswold stone wall with iron railings, pedestrian gate to the main front and side doors. There is off road parking for two cars and the gravelled drive leads to the lawned garden, which is partly enclosed by a mature Cotswold stone wall. Stone steps lead up to a small sitting area, where the views down the valley are stunning. Mature Box hedging encloses a mature standard Portuguese Laurel, which is under planted with lavender and seasonal planting. The paved terrace to the south-west is partly enclosed by a stone wall with raised flower beds, it is in an ideal position for outdoor entertaining with a very special view up to the church.

### SERVICES

Mains water, electricity and drainage. LPG 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 carpets, 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  
Email: [cdc@cotswold.gov.uk](mailto:cdc@cotswold.gov.uk)

## COUNCIL TAX BAND F

## 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)

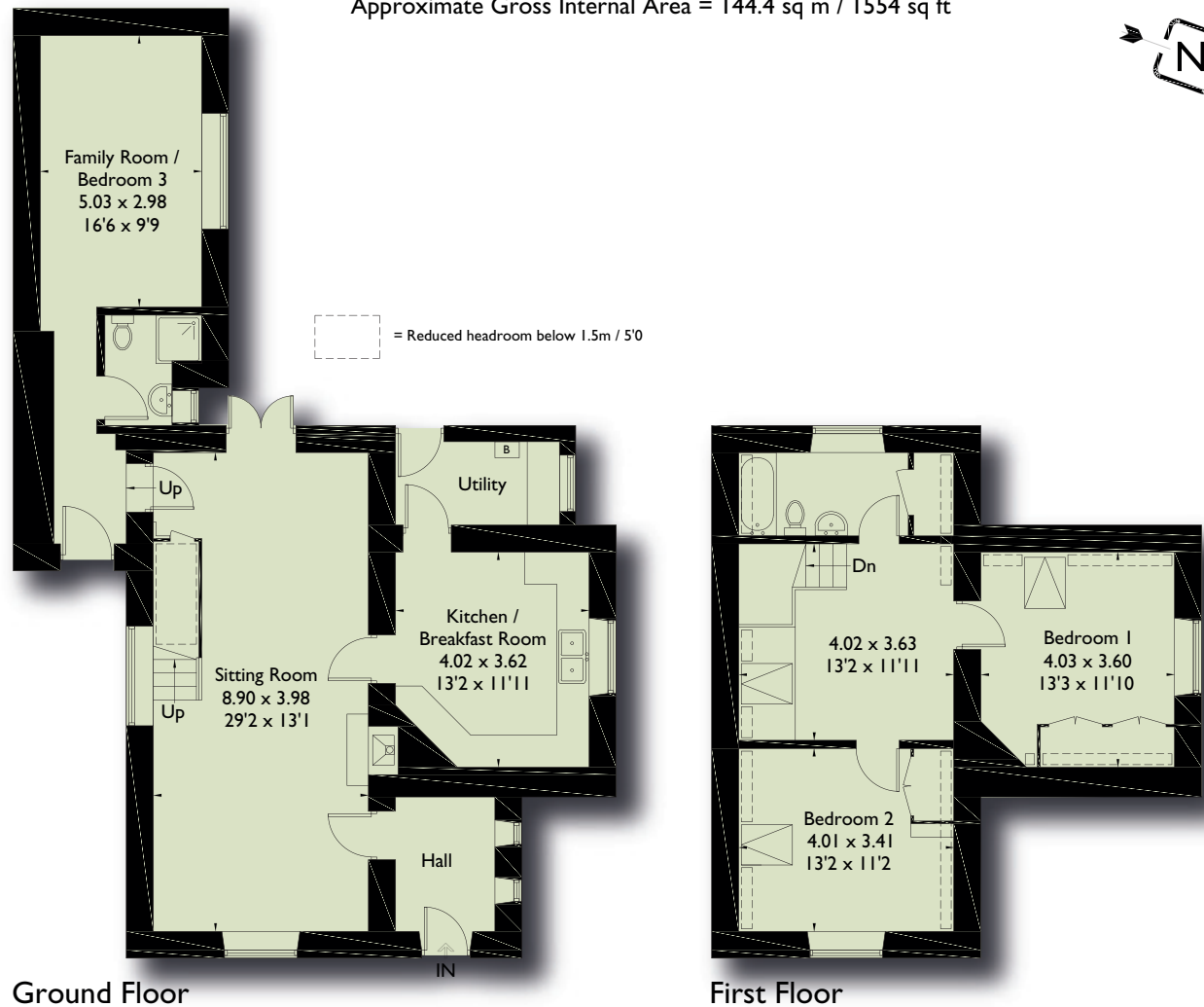
## DIRECTIONS GL54 2JF

From Stow-on-the-Wold take the B4068, passing through Lower Swell, take the left turn sign posted to 'The Slaughters'. Take the next turning on the right sign posted to 'Upper Slaughter' (single track road), and follow the road down towards Upper Slaughter village. Follow the lane up into the The Square, for ease park here, the lane runs down to the River Eye and the ford and The Old School House is the last house on the left handside, before the bench.



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Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft



FLOORPLANZ © 2019 0203 9056099 Ref: 224584

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.

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Photographs taken and particulars written: January 2019