



BROCKHILL FARM

NAUNTON

GLOUCESTERSHIRE

Brockhill Farm

Naunton, Gloucestershire

Mileages. Stow on the Wold 6 miles, Cheltenham 11 miles, Cirencester 20 miles, Gloucester 21 miles, Oxford 36 miles, Bourton on the Water 5 miles, Kingham 10 miles (London to Paddington in about 90 minutes) (all mileages approximate)

A Cotswold farm in an elevated position with incredible views and potential to build a classic Cotswold country house

- 3-bedroom farmhouse
- Adjoining 1-bedroom annexe
- Extensive equestrian facilities
- Large Garden
- Far reaching views
- Positive response to a formal pre-planning application for a substantial Cotswold stone house
- In all around 43 acres

DESCRIPTION

Brockhill Farm sits in an elevated position above the village of Naunton. The property is accessed via a private drive and currently used to run a successful equestrian business.

Due to the stunning views pre-planning was submitted to replace the current house and buildings with a substantial Cotswold stone country house positioned to make the most of the views over the surrounding Gloucestershire countryside. The response from Cotswold District Council to the proposal has been positive in terms of the replacement and re-siting of the dwelling and the size and design approach of the replacement. As this is a sketch scheme it provides an excellent opportunity to tailor any design development to your own requirements.



SITUATION

The picturesque village of Naunton shelters in the Windrush Valley surrounded by rolling Cotswold countryside. Naunton village is in an Area of Outstanding Natural Beauty and in the main comprises of a number of traditional stone houses on the River Windrush. The village has a 15th Century Parish Church, St. Andrews and a popular village pub 'The Black Horse'. There are a number of footpaths and bridleways providing a wealth of choice for the keen walker or horse rider. There are close links with the world of National Hunt Racing with Naunton being the home to Grand National and Gold Cup winning trainer Nigel Twiston Davies.

The village also has a cricket pitch and club. There is a shop and post office situated in the village of Guiting Power, which is just over 3 miles away. Temple Guiting has a village shop and popular tearoom. Further shopping, recreational and social facilities can be found in Cheltenham along with a variety of public and private schools. The historic city of Gloucester with its magnificent medieval cathedral is 40 minutes away. Stow on the Wold, Cirencester and Bourton on the Water are a short drive away and offer a range of facilities, restaurants, small supermarkets and local shops.

Access to London is via the M5 or M40 motorways or by rail London Paddington at Moreton in Marsh or Kingham Stations, some 8 and 10 miles respectively

AMENITIES

Sporting facilities include Naunton Downs Golf Club, which is on the edge of the village. Further golf clubs are available at Broadway, Burford and Wychwood. Theatres are at Stratford upon Avon, Cheltenham, Chipping Norton and Oxford. There are the world-renowned Festivals of Jazz, Science, Music and Literature in Cheltenham and History Festival in Gloucester. Racing at Cheltenham, Warwick, Worcester and Stratford upon Avon. Naunton is on the border of the Heythrop, Cotswold and North Cotswold Hunts. Polo at Cirencester Park.

EXISTING PROPERTY

Currently the principle house is a detached 3-bedroom, 2 storey property of Cotswold construction. Adjoining the house is a 1-bedroom annexe currently used as staff accommodation.

The equestrian facilities include a substantial American barn with around 26 boxes, additional storage barns, outdoor arena, 5 horse walker and lunge pen.



PROPOSED PROPERTY

The sketch plans submitted as part of the pre planning process have been produced by the renowned local architect Christian Fleming of Fleming Architects.

The design is for a traditional, 5 bedroom- Cotswold stone house of around 6,000 sq. ft. The position of the property has been carefully considered to minimise any landscape impact whilst providing the best position possible to make the most of the incredible views.

LAND

The land is a mixture of level and sloping permanent pasture. The soil is light and very free draining. Currently split into 6 fields or varying size. All well sheltered and with mains water connected.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating.

(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.

LOCAL AUTHORITY

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

VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888.
E ben@butlersherborn.co.uk

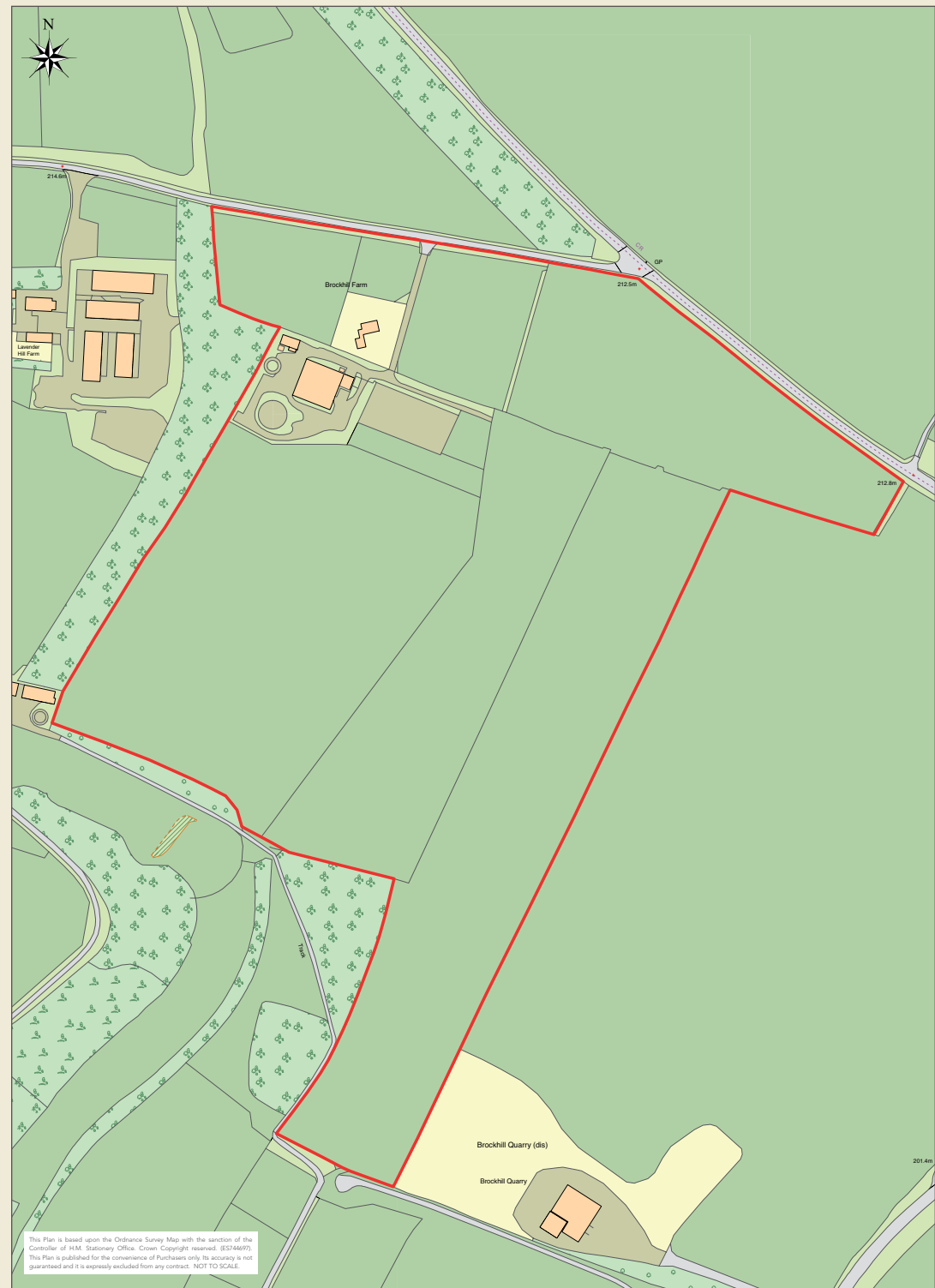
RIGHTS OF WAY

There is a footpath which runs along part of the Northern boundary.

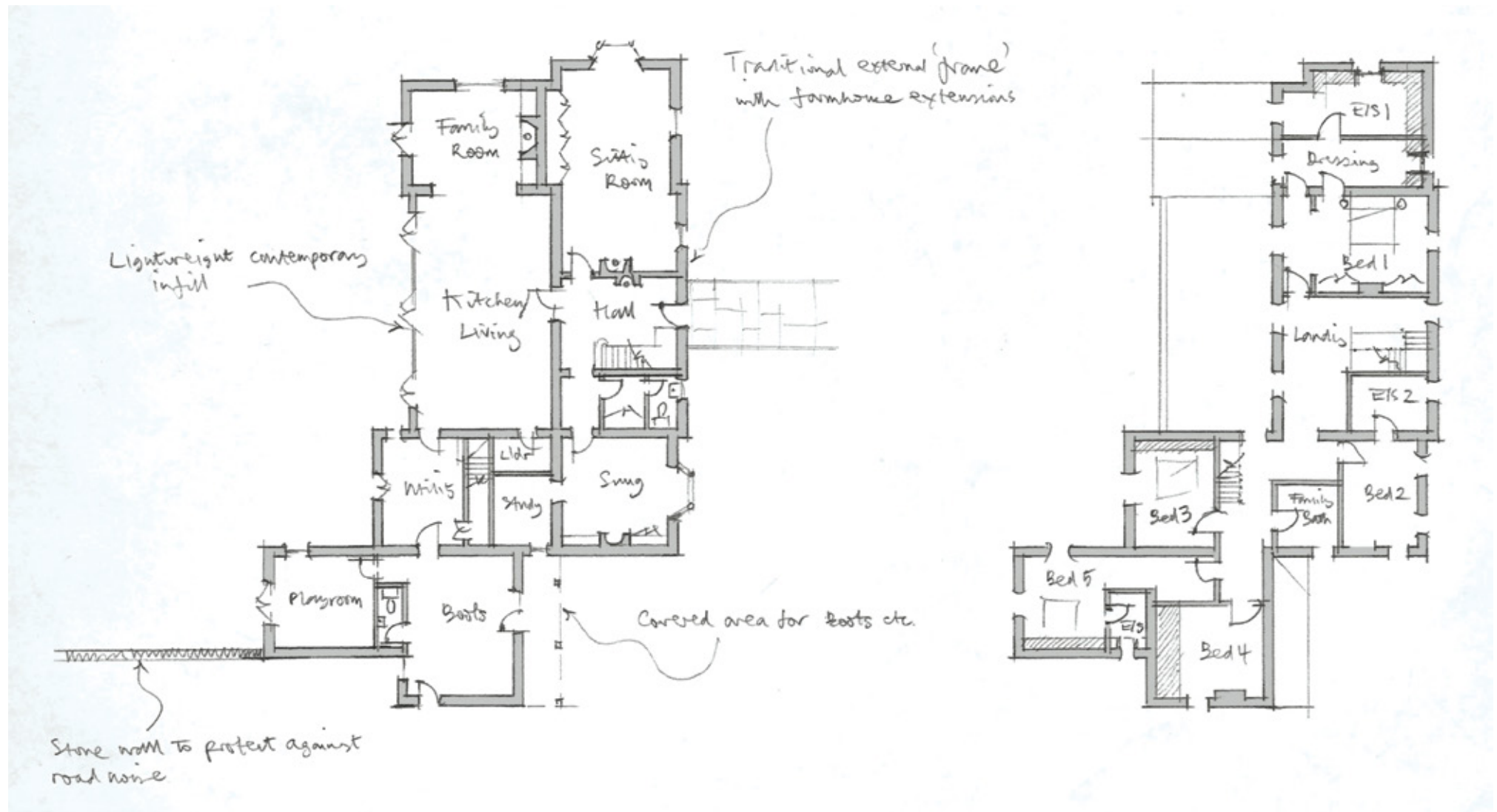
DIRECTIONS (GL54 3AZ)

From Stow on the Wold take the B4608 through Lower Swell, after approximately 2 miles turn right at the crossroads signposted Cotswold Farm Park / The Quarry. Then take the lefthand fork signed Guiting Power and Brockhill Farm is the first driveway on the left hand side.





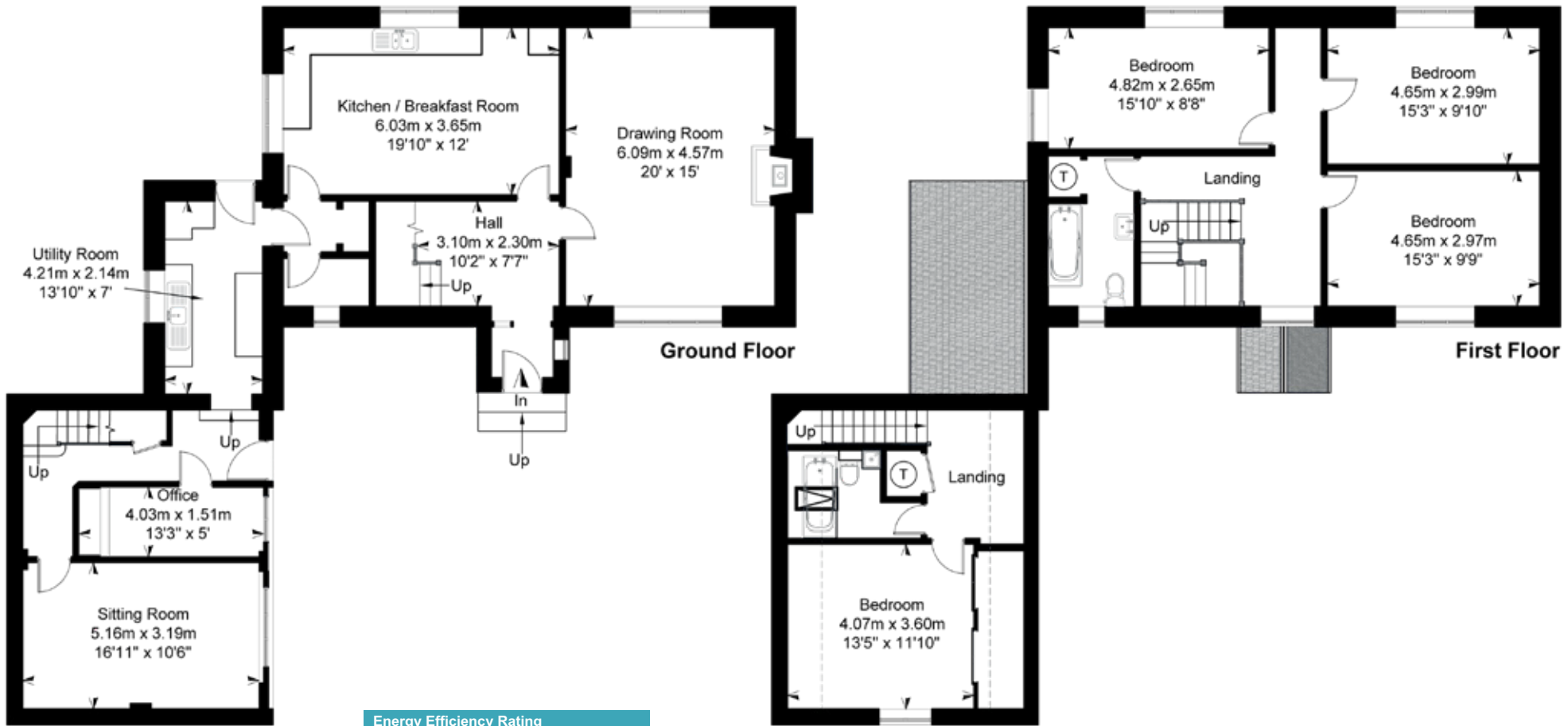
PROPOSED FLOORPLAN



EXISTING FLOORPLAN

House Approximate IPMS2 Floor Area
(Includes Limited Use Area

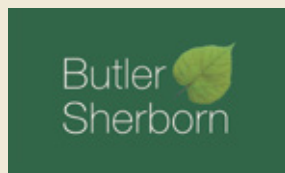
211 sq metres / 2271 sq feet
9 sq metres / 97 sq feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
	81	
60		

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Butler Sherborn, Stow-on-the-Wold office:
Parklands House, Park Street, Stow-on-the-Wold
Gloucestershire GL54 1AQ
T 01451 830731 E stow@butlersherborn.co.uk
www.butlersherborn.co.uk

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Photographs taken: August 2020. Particulars written: September 2020.