



# BULK FARM




Ozleworth, Wotton-under-Edge, Gloucestershire





# BULK FARM OZLEWORTH

An enchanting detached six bedroom Grade II listed house in a magical and peaceful rural location with views.

			EPC
6	3	5	E

Local Authority: Cotswold District Council    Council Tax band: G    Tenure: Freehold

Services: Oil-fired heating, private drainage, borehole and mains electricity.

Directions: What3words [///waged.trim.coconuts](https://www.what3words.com/)

Distances: Wotton-under-Edge 3 miles | Tetbury 9.5 miles | Stroud 12 miles | Malmesbury 14 miles | Cirencester 20 miles | Bristol 24 miles  
Cheltenham 27 miles | Bath 27 miles (All distances are approximate)

Guide Price: £1,250,000



# THE PROPERTY

Bulk Farm is an exceptional stone-built Grade II listed property, being sold by the Ozleworth Estate. Situated in one of the most beautiful and unspoilt southern pockets of the Cotswolds with views down to the lake, it is believed to have origins from the 18th century with later 19th century additions, at a time thought to be a school. Bulk Farm was extended again around 15 years ago and is a true hidden gem, which enjoys breathtaking open countryside views and complete rural tranquillity.

The house offers wonderfully proportioned and practical living space, rarely found in period homes. Arranged over three floors, the accommodation includes six bedrooms and three bathrooms, with surprisingly high ceilings and a wealth of original character features.

The ground floor features three elegant reception rooms, a study, a spacious farmhouse kitchen, utility/boot room, and a family area that flows on to the beautifully landscaped gardens.

The first floor has four bedrooms with a good-sized principal suite; one has the potential to be adapted to be a dressing room for the principal bedroom. On the second floor are two good-sized attic bedrooms.

This is a property that combines timeless charm with a layout that supports modern, practical life.







## SITUATION

Bulk Farm is situated between the picturesque villages of Alderley and Ozleworth, within the Cotswolds Area of Outstanding Natural Beauty. The charming market towns of Wotton-under-Edge (2 miles) and Tetbury (10 miles) provide a full range of local amenities, shops, and services. Junction 18 M4 and Junction 14 M5 are about a 20 minutes drive away. There are direct rail services to London Paddington from Kemble, Stroud or Bristol.

The area is renowned for excellent schooling options, including: Private schools: Beaudesert Park, Westonbirt, and Wycliffe Grammar schools: Stroud High, Marling, Pate's Grammar School and Katharine Lady Berkeley's School.

There are golf courses at Cotswold Edge and Minchinhampton, horse racing at Cheltenham and Bath, and polo at Westonbirt and Cirencester Park. The nearby Newark Park, a popular National Trust property, and the Cotswold Way offer countless opportunities for walking and exploration. Many excellent pubs and eateries are nearby, such as Calcot Manor and Spa, Williams Kitchen, and Wotton Farm Shop.





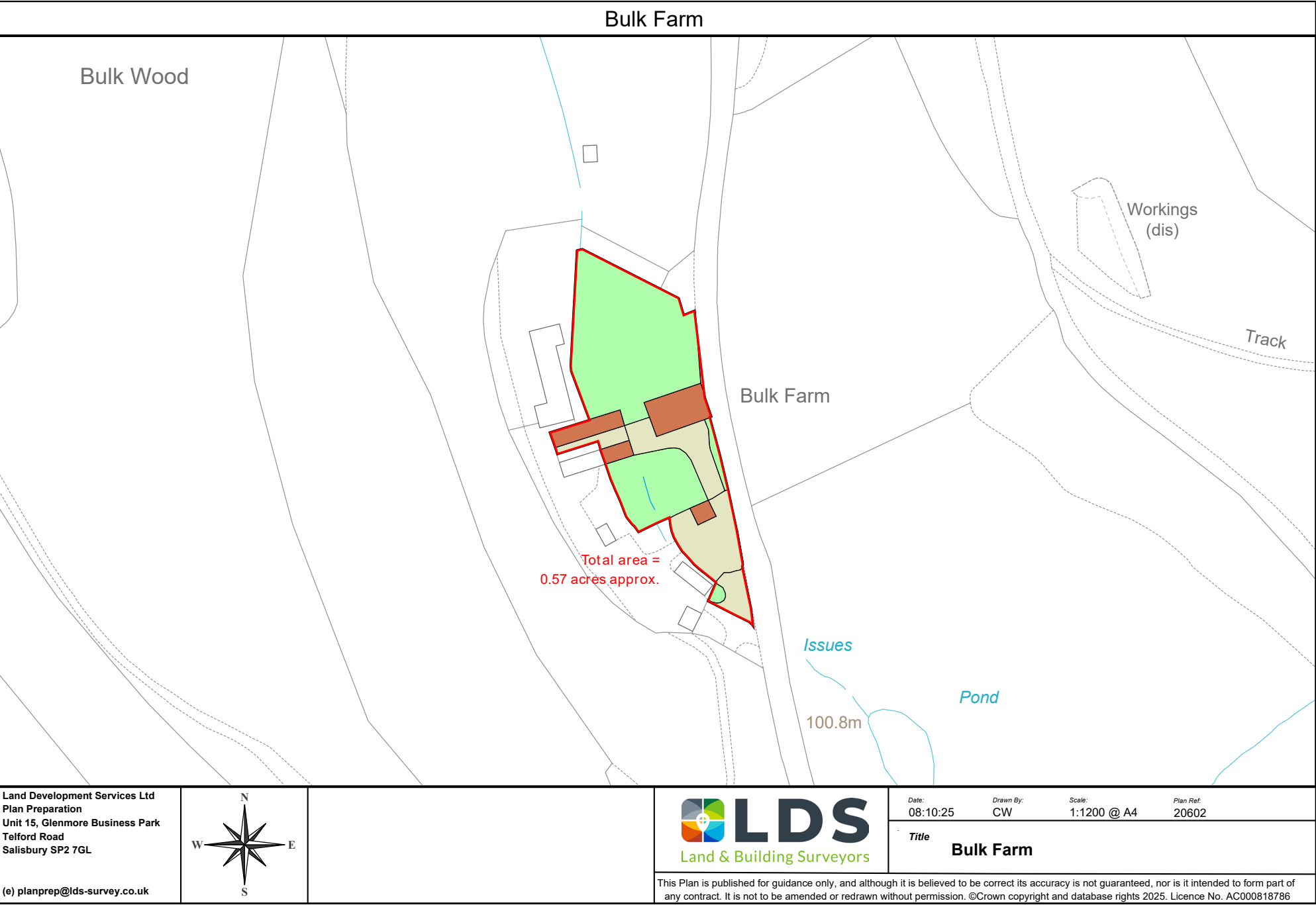


# GARDENS AND GROUNDS

Accessed via a quiet lane off Blacksmith Hill, the property is approached by a private drive passing a detached garage, with ample parking available. A pretty lawned garden sits at the front of the house, while a large, secluded stone terrace lies to the rear, perfect for outdoor entertaining and enjoying the surrounding landscape.

The gardens are enclosed mainly by a high stone wall, with mature trees and well-established borders enhancing the feeling of privacy. Every aspect of the garden benefits from the stunning rural views that define this truly idyllic location.

The property also includes an attractive stone stable block, which, subject to the necessary consents, offers potential for conversion into additional accommodation. A separate detached garage block provides further flexibility and storage.

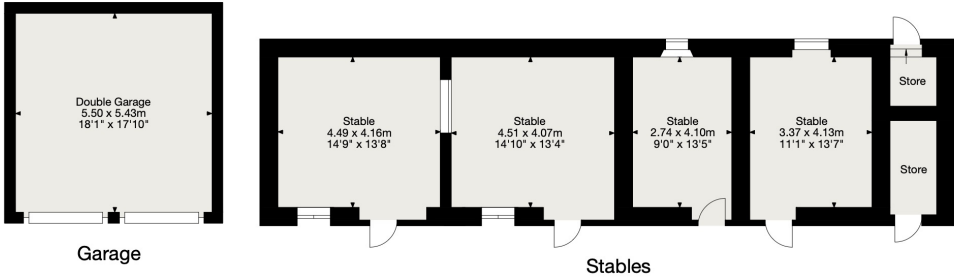




# Bulk Farm, Ozleworth

## Wotton-under-Edge, Gloucestershire

Gross Internal Area (Approx.)  
Main House = 286 sq m / 3,078 sq ft  
Stables = 78 sq m / 839 sq ft  
Garage = 29 sq m / 312 sq ft  
Total Area = 393 sq m / 4,229 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

01285 659 771

One Market Place,  
Cirencester GL7 2PE  
cirencester@knightfrank.com



Georgina Mason  
01285 882004  
georgina.mason@knightfrank.com

Knight Frank Cirencester  
One Market Place  
GL7 2PE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



