

The Dower House

Daglingworth, Gloucestershire







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Cirencester 3 miles, Cheltenham 10 miles, Kemble Train station 11 miles, Tetbury 12 miles
(All mileages are approximate)

A quintessential Grade II listed house on the edge of the picturesque Cotswold village of Daglingworth in the heart of Gloucestershire.

Accommodation

Main House

Reception hall | Drawing room | Dining room | Sitting room | Kitchen | Utility room | Larder
Secondary kitchen/breakfast room | Garden room | Indoor swimming pool
Home office - large self contained with P.A /reception area W.C. & kitchenette | Cellar
6/7 bedrooms | 4 bath/shower rooms in the main house

Attached self-contained cottage

2 reception rooms | 2 bedrooms | Bathroom

Outside

Garaging | Garden store | Hard tennis court | Stabling | Field shelter | Paddocks

Main House: 5,595 sq ft / 519 sq m

Cottage: 1,348 sq ft / 125 sq m

Total: 7,947 sq ft / 738 sq m

In all about 8 acres

For sale: Freehold

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Location

The pretty Cotswold village of Daglingworth sits a short drive from the county town of Cirencester and within striking distance of Cheltenham. Communication links are excellent with a fast road network via the A417 that provides access to the M5 (J11A) and M4 (J15). The nearest mainline station is at Kemble being 9 miles away (London Paddington 80 minutes) or more regular fast trains go from Swindon 18 miles (London Paddington 60 minutes).

There are excellent schools across the region, notably Rendcomb College, Cheltenham Ladies, Cheltenham

College, Wycliffe College, Beaudesert Park, Prior Park and Hatherop Castle are all within easy reach

Local activities include theatres in Cheltenham, Bath and Oxford, golf at Cirencester Golf Club, Lillybrook Golf Club at Charlton Kings and Naunton Down. Polo at Cirencester Park, Edgeworth and Beaufort. Racing at Cheltenham, Newbury and Stratford-upon-Avon. The area has exceptional walking and riding on the network of footpaths and bridleways across the surrounding Cotswold AONB.





The Dower House

The Dower House is a charming period Cotswold stone house sitting at the head of a drive that comes off the village lane over a bridge and bringing you to the front of the house. The gardens and grounds surround the house on all sides with mature trees, Cotswold stone walls and well laid out gardens in distinct areas and all of different character.

The house has evolved and grown over time with the most recent additions being an indoor swimming pool, tennis court and a link to the adjacent building with first floor accommodation, the home office and cottage.

The cottage is approached from a separate driveway and has its own good sized garden. The home office and cottage could be incorporated into the main house if necessary and subject to the necessary consents.

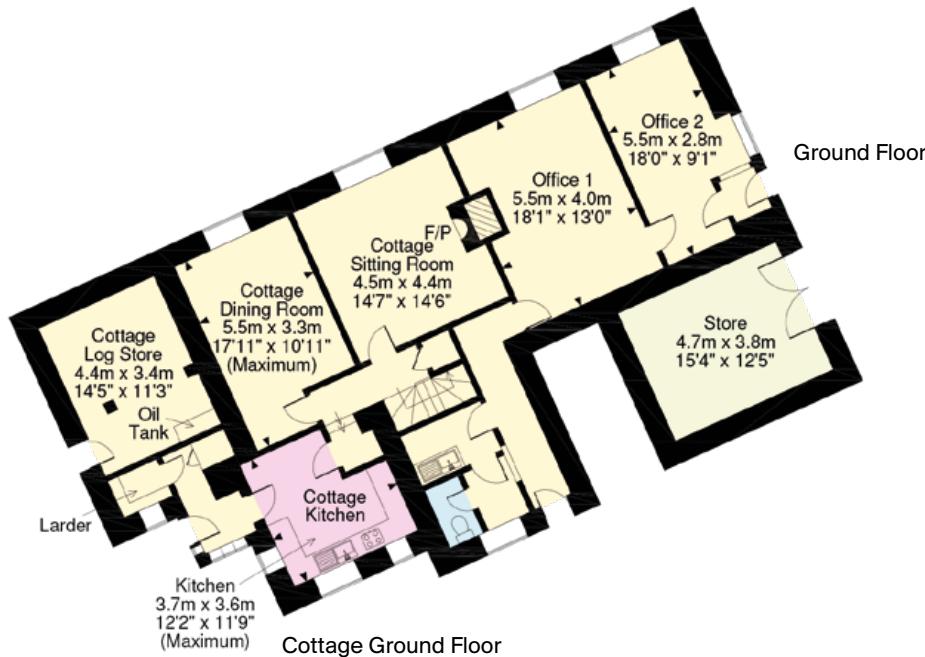
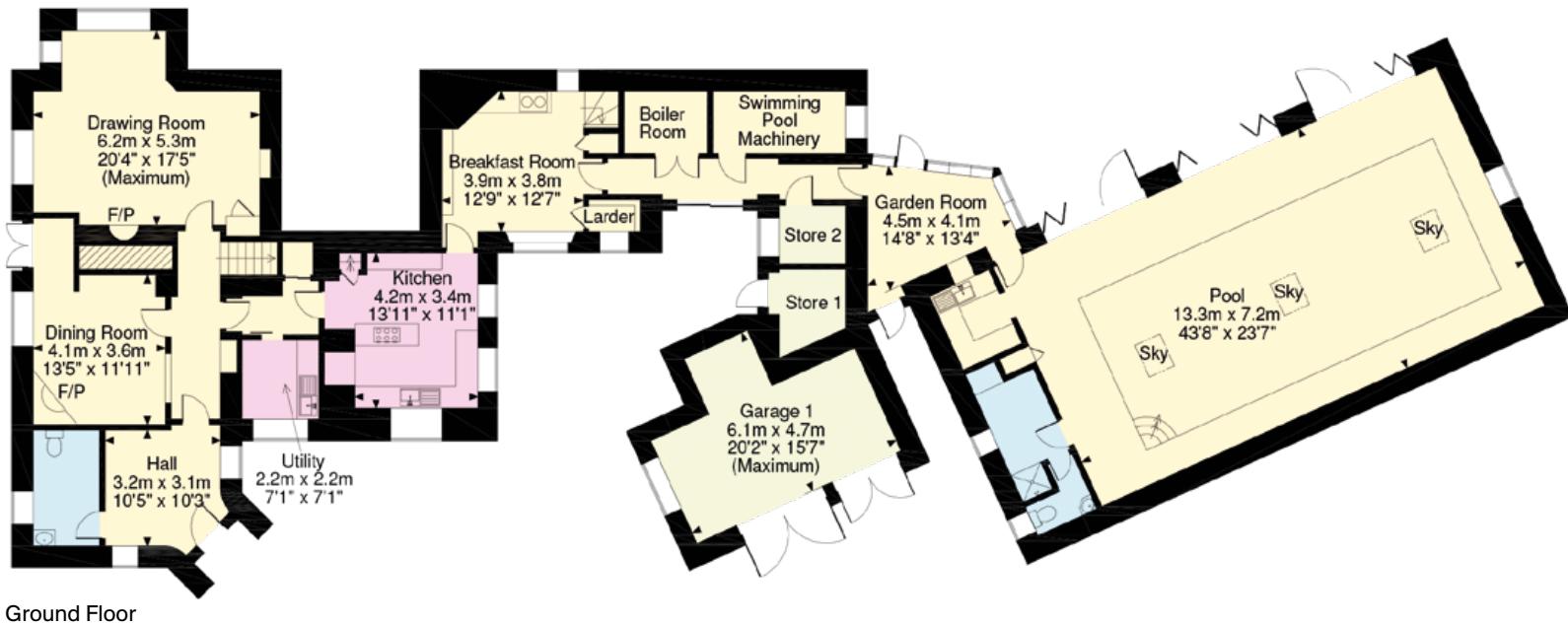








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



Approximate Gross Internal Floor Area

Main House: 5,595 sq ft/520 sq m

Garages: 428 sq ft/40 sq m

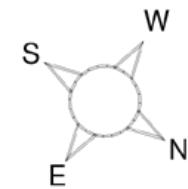
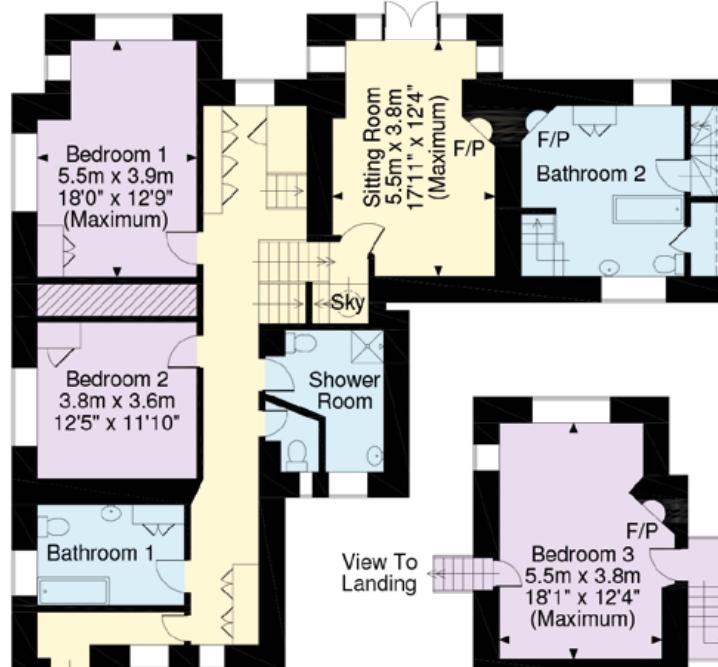
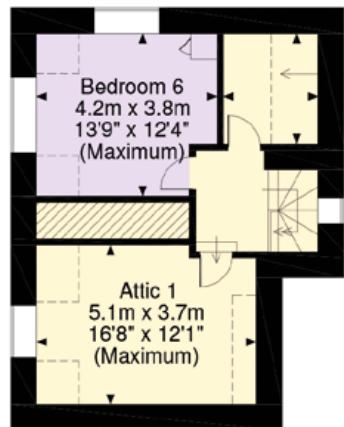
Cottage: 1,186 sq ft/110 sq m

Offices: 576 sq ft/54 sq m

Total: 7,947 sq ft/739 sq m

Quoted Area Excludes 'External Store 1'

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.





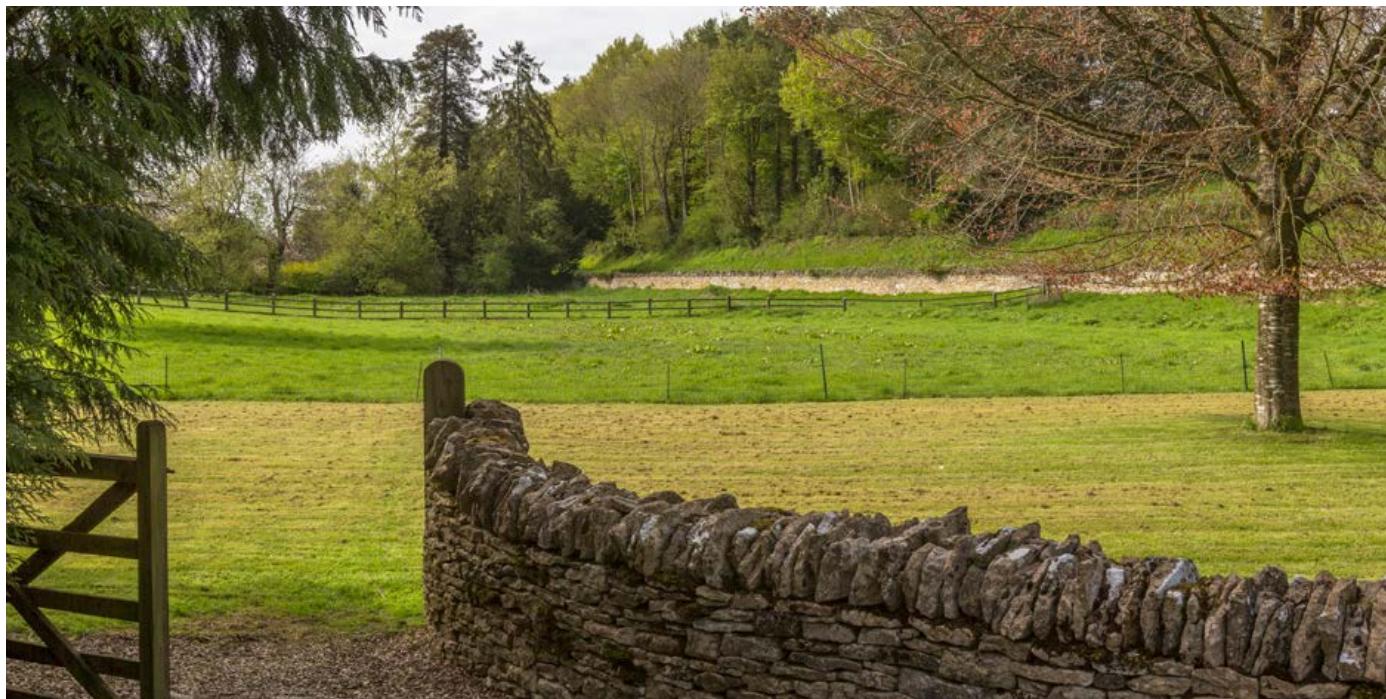
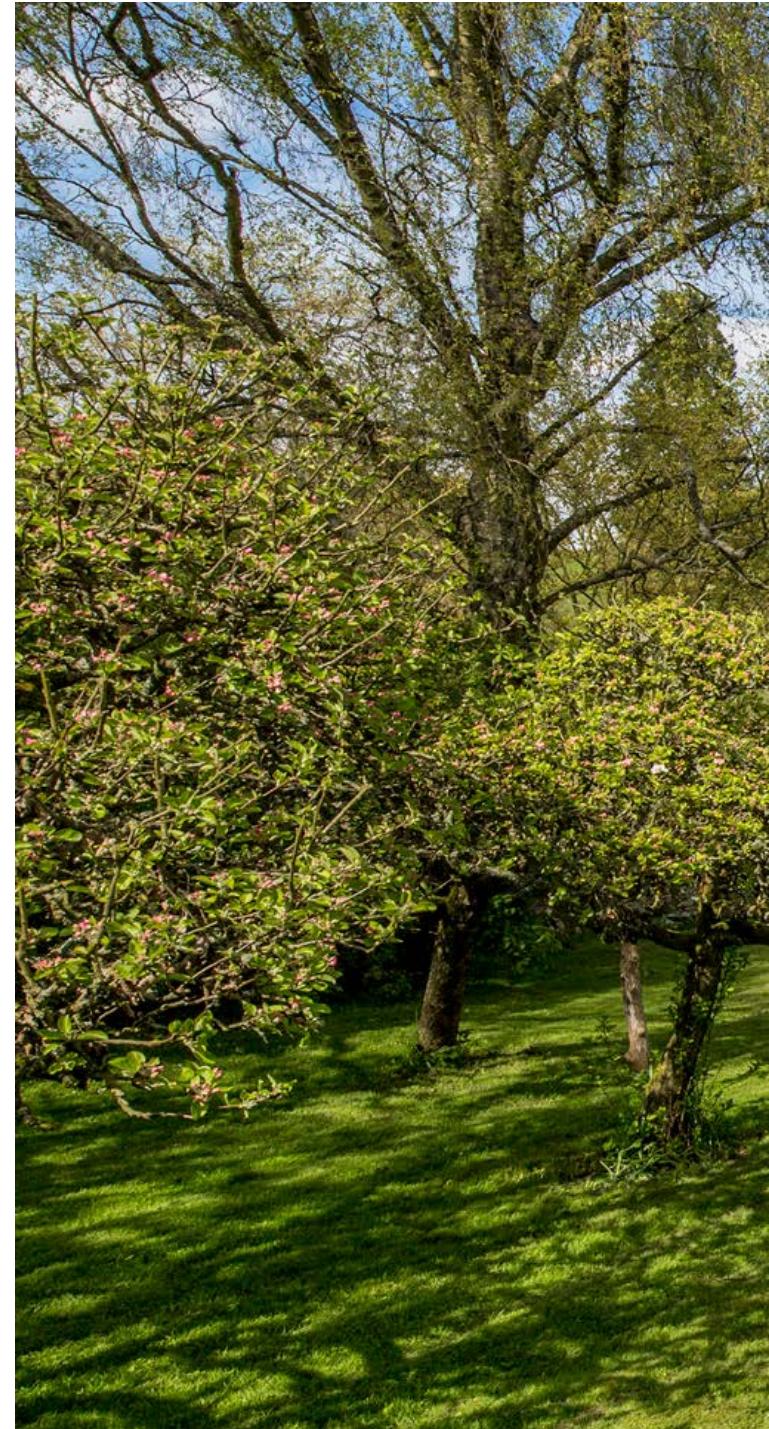


Garden and Grounds

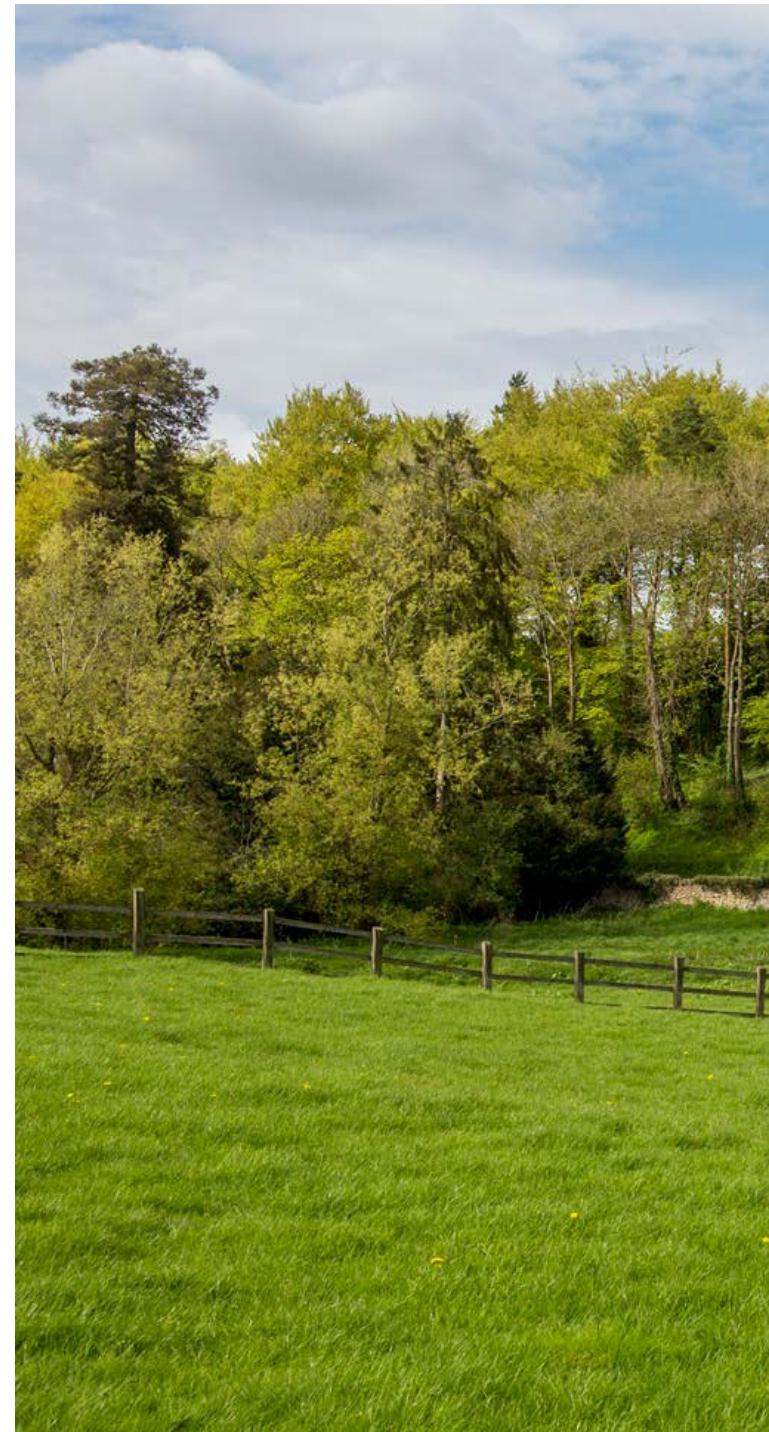
Within the grounds at the rear is a vegetable garden with a small stable block with hard standing and set down is a discreetly positioned tennis court. The land is to the rear and side of the house being three large paddocks, one with a field shelter. The land is grazed by sheep and a hay crop is taken intermittently.

The Cottage

The cottage is currently Let on an Assured Shorthold Tenancy and vacant possession will be available on completion.

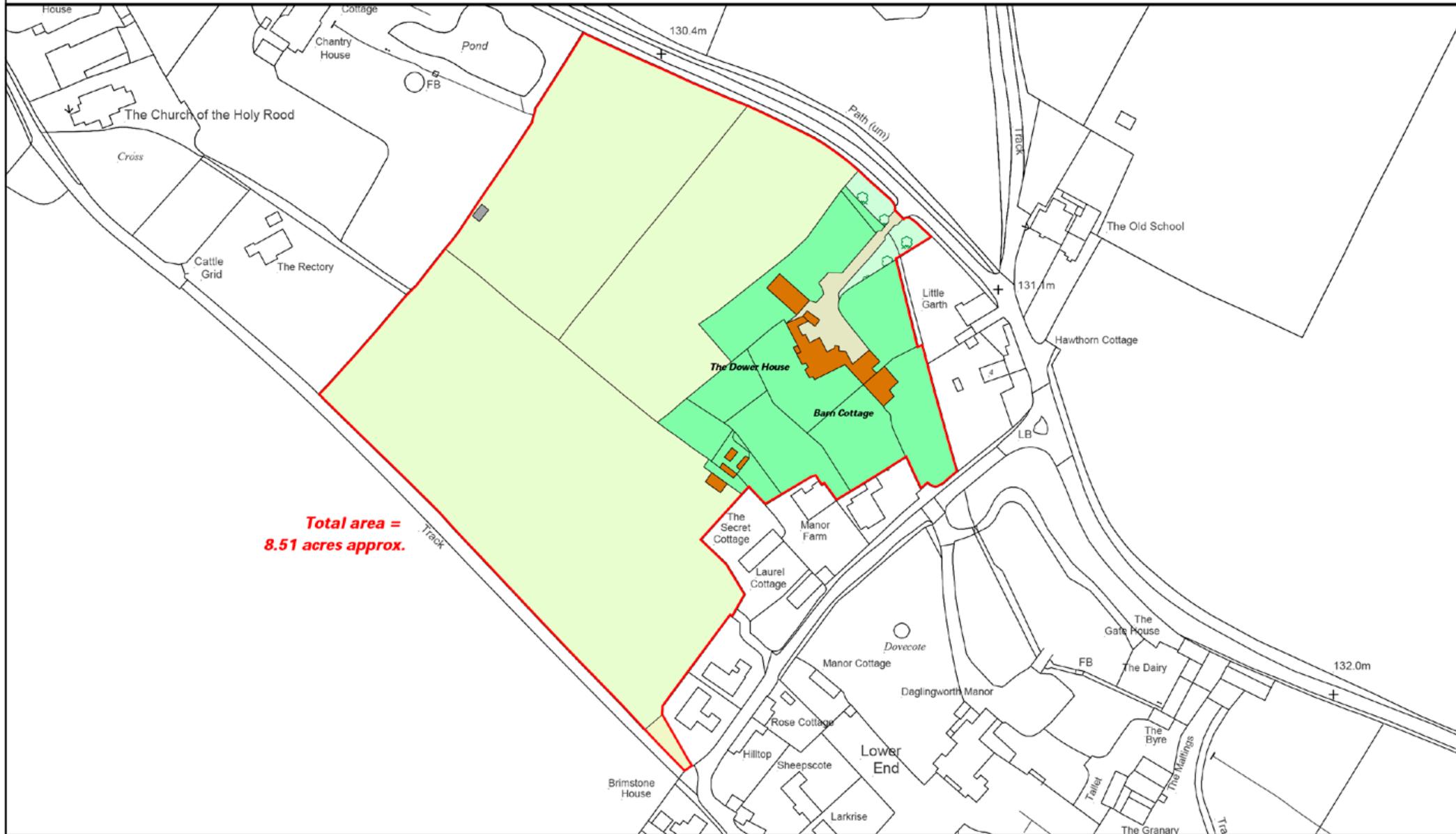




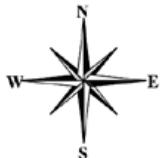




The Dower House, Daglingworth



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Land Use:

- Pasture
- Arable
- Game Cover
- Woodland
- Scrub
- Verge / Misc
- Water
- Orchard
- Heathland
- Rocks / Boulders
- Building (Residential)
- Building / Structure (Agricultural)
- Gardens
- Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 15:03:18 Drawn by: CW Scale: 1:2000 @ A4 Plan Ref:

Title
**The Dower House,
 Daglingworth**

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Local Authority

Cotswold District Council. Tel. 01285 623000

Services

Mains and back up private water supply, oil-fired central heating for house, pool and cottage.

Mains electric and private drainage.

Superfast broadband on the road close to the house but is not currently connected.

Directions (GL7 7AQ)

From the M4, exit at J14 and travel north on the A417 and take the second Cirencester exit. At the first roundabout take the first exit to Cirencester and at the second roundabout take the exit signed to Stratton. Proceed up the Old Gloucester Road and after about 1 mile and as you reach the edge of the village go past the left hand turn (Lower End lane) and the drive to The Dower House is found about 100 yards further on on the left hand side.

Viewings

Strictly by appointment with the sole selling agents, Knight Frank LLP.



Your partners in property for 125 years.

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.

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