

# Longmoor House, Ebrington, Gloucestershire

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Situated on the edge of a popular Cotswold village, Longmoor House offers exceptional living space, annexe and studio cottage surrounded by approximately 9.17 acres of rolling countryside.

### Summary of accommodation

#### Main House

**Ground Floor:** Reception hall | Drawing room | Family room

Kitchen/breakfast room | Utility room | Boot room

Cloakroom

**First Floor:** Four bedrooms (three ensuite) | Dressing room

Shower room

**Second Floor:** Principal bedroom

#### Self-Contained Annexe

Kitchen | Shower room | Upstairs room

#### Outbuildings

Studio with planning permission | Double garage

#### Garden and Grounds

Landscaped gardens | Lawns | Mature trees & hedging

Long driveway | Woodland | Pond | Paddocks | Rural views

**In all about 9.17 acres**



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## Situation

Nestling in picturesque Cotswold countryside, with its desirable setting and attractive architecture, Ebrington has the feel of a stereotypical Cotswolds village, with narrow windy lanes, 'chocolate box' thatched cottages and is home to the award winning, Ebrington Arms Pub.

The property is equidistant between the renowned town of Chipping Campden to the west and the market town of Shipston on Stour to the east. Both towns have a variety of shops for most everyday needs whilst Cheltenham, Oxford and Stratford upon Avon are nearby and offer more extensive shopping, leisure and recreational facilities.

Educational facilities in the area include the much sought after Chipping Campden High School, Kitebrook Primary School, The Croft Prep School, Warwick School and the well-known Ladies and Boys College in Cheltenham.

Longmoor House is well placed for access to the main communication routes, with the M40 and M5 providing access to London, Birmingham and the West Country and national motorway network.

There is a mainline rail service from Moreton in Marsh (6.5 miles) to London Paddington taking approximately 90 minutes.

Sporting facilities in the area include racing at Cheltenham, Stratford and Warwick. Golf at Broadway, Cheltenham and Evesham.

There are theatres in Stratford-upon-Avon, Cheltenham and Oxford and the surrounding countryside provides a number of attractive walks.

## Distances

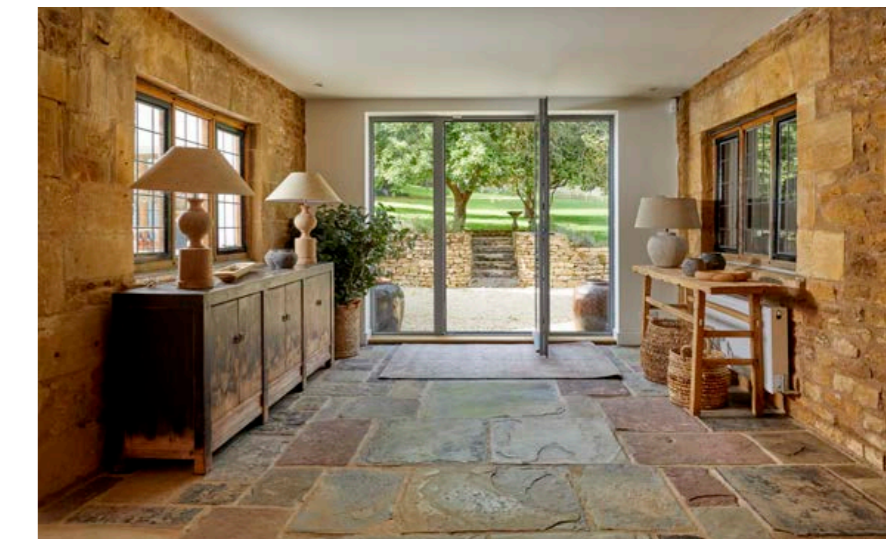
Chipping Campden 2 miles, Moreton-in-Marsh 6.4 miles, Moreton-in-Marsh Train Station 6.5 miles (London Paddington from 90 mins), Cheltenham 23 miles.  
(Distances and times approximate)



## Longmoor House

Longmoor House is located in a private position at the end of a long drive of the outskirts of Ebrington surrounded by beautiful countryside. The property is constructed of Cotswold stone under a stone tiled roof and the previous owners have carried out an extensive programme of restoration and modernisation and the house is now presented to a very high standard, whilst retaining its period character. However, there is plenty of potential for a new purchaser to come and put their own stamp on the property as the owners have achieved several beneficial planning permissions. These include the creation of a swimming pool and pool house, several internal alterations, landscape remodelling and permission to convert the studio into a one-bedroom dwelling.

The layout of Longmoor House is centralised around the reception hall with all main reception rooms feeding off, making the property flow incredibly well. The drawing room benefits from large open fireplace and a southerly aspect with double doors out on to a substantial patio area with views down towards the pond. The linked kitchen and family room provide an excellent space for modern day family living with impressive stone floors and many windows, flooding the room with natural light.







The five bedroom, four bath/shower room (of which three are en suite) arranged over the first and second floor makes for comfortable family living.

The principal bedroom commands the entire second floor and is particularly impressive, having a magnificent vaulted ceiling and wonderful southerly viewings out over the garden and beyond.



Approximate Gross Internal Floor Area  
 House/Garage/Annexe: 570 sq m / 6,136 sq ft  
 Studio: 44 sq m / 474 sq ft  
 Total: 614 sq m / 6,610 sq ft

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.





## Annexe

The annexe which adjoins the main house above the double garage and comprises a kitchen, shower room and staircase leading to the bedroom/living/office space.

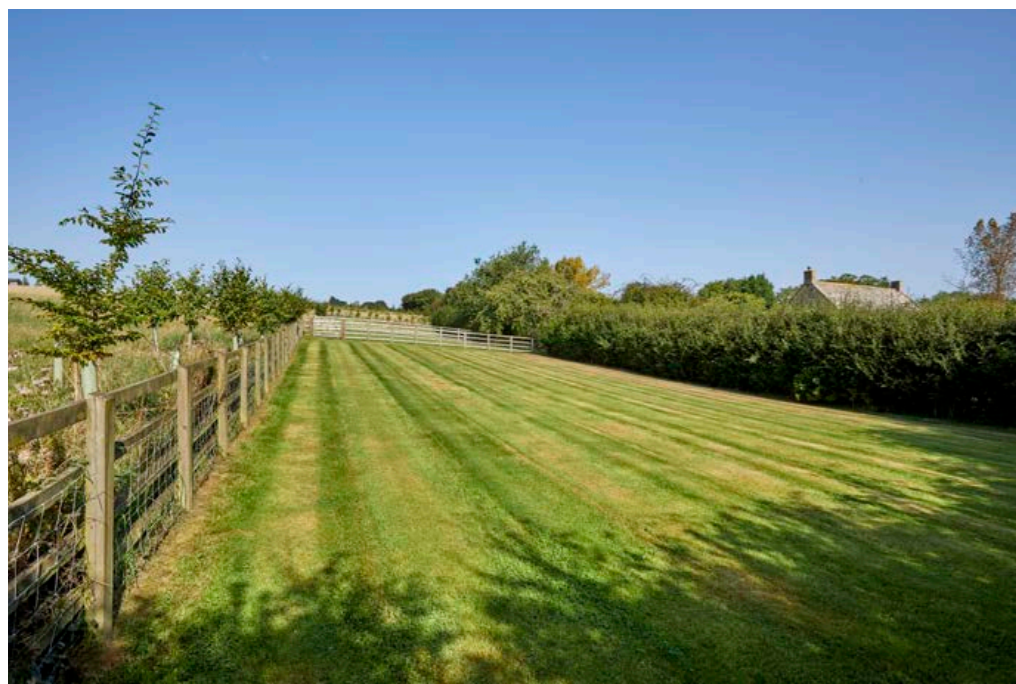
## Outbuildings

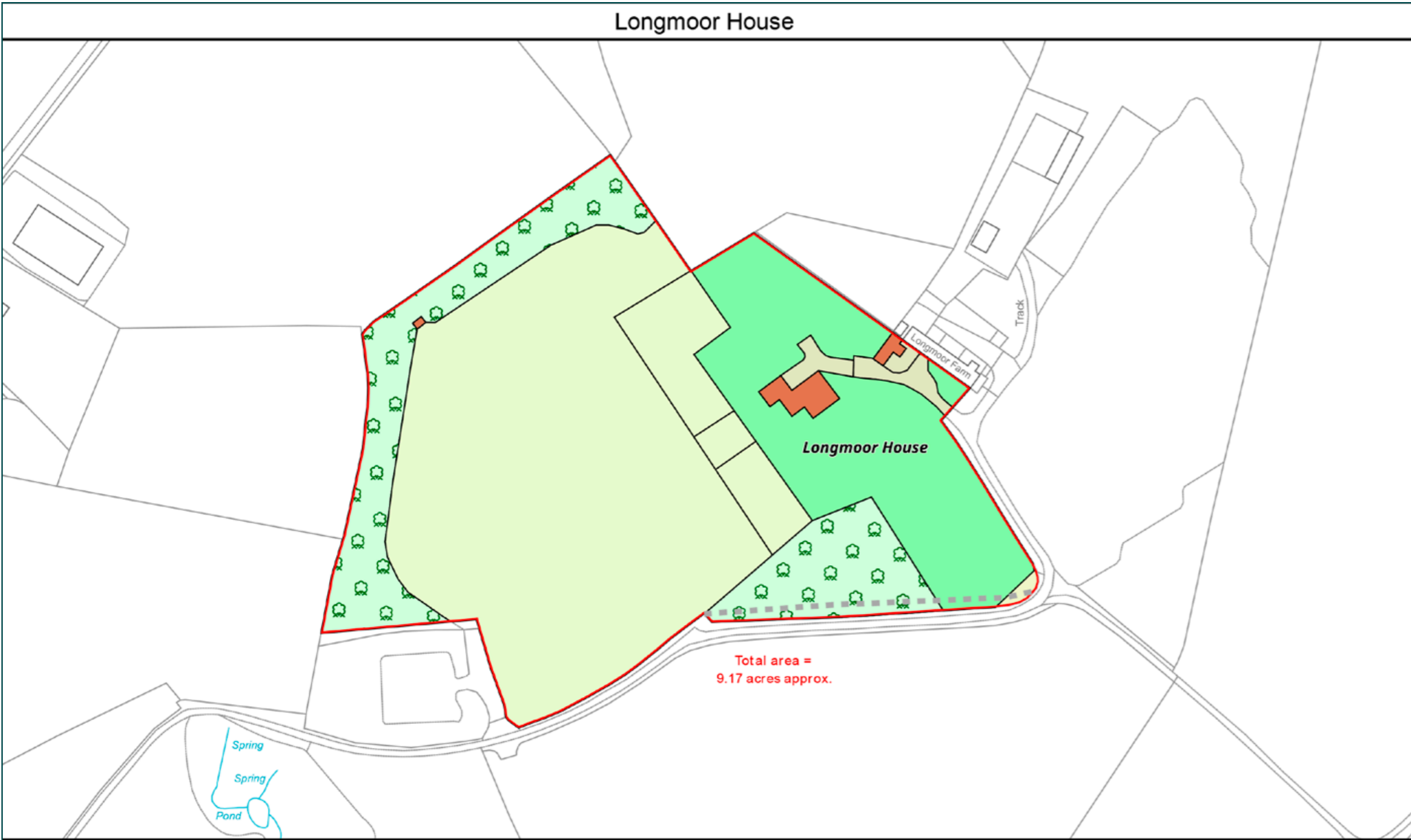
Attached to the main is a double garage with ample storage space.

The studio is located on the right-hand side of the drive currently comprising of a reception room with kitchenette and shower room, with the current planning permission could be utilised as staff accommodation or for multi-generational purposes.

## Garden & Grounds

The gardens are simply beautiful, mostly laid to lawn, they are interspersed with a variety of established trees and shrubs. A sweeping driveway leads past the property to the rear where there is ample parking on the driveway. The southerly aspect of the garden benefits from a substantial terrace, perfect for outdoor entertaining with views of the main lawn and down to the pond. In all, the gardens and grounds extend to 9.17 acres with a number of paddocks and recent woodland creation areas which will grant further privacy in years to come.





<p><b>Knight Frank LLP</b>  <b>Plan Preparation</b>          2 Lower Woodspen Court,          Lambourne Road,          Newbury RG20 8BL</p> <p>(e) <a href="mailto:planprep@knightfrank.com">planprep@knightfrank.com</a></p>		<p>■ ■ ■ ■ ■ Public footpath (approximate route)</p>		<p>Date: 14:09:23          Drawn By: CW          Scale: 1:2000 @ A4          Plan Ref:</p> <p>Title: <b>Longmoor House</b></p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2023 Licence No. AC0000812927</small></p>
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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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**Property information**

**Tenure:** Freehold.

**Services:** Oil fired central heating. Mains water and electricity. Private drainage.

**Local authority:** Cotswold District Council. Tel: 01285 623000.

**Council Tax Band:** G

**Energy Performance Certificate Rating:** Band E

**Planning Permissions:** 23/01790/FUL - Extensions and alterations to existing dwelling (part retrospective) and erection of swimming pool and pool house.

**Rights of Way:** Longmoor House has a right of way across the neighbouring properties drive. Longmoor Farm has a right of access across the field adjoining the house.

The footpath shown is not currently in use, it has been previously re-routed along the drive way, so that the property boundary is fully secure.

**Listing:** The property is not listed.

**Postcode:** GL55 6NW

**what3words:** presenter.light.lunge

**Viewings**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







Date: 22 January 2024  
Our reference: STR012320384

## Longmoor House, Ebrington, Chipping Campden, GL55 6NW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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