



Deerhurst, Todenham



A stunning Cotswold stone home with mature gardens.

Deerhurst is situated in an elevated position within the village with generous gardens and a range of outbuildings to appeal to a range of buyers. The property benefits from good access to the local amenities, including Moreton-in-Marsh train station (Paddington from 90 minutes). Moreton-in-Marsh is a vibrant market town with a range of facilities, including two large supermarkets, a hospital, a doctor's surgery, shops, restaurants, pubs and the weekly market. There are many excellent schools in the area, including state and grammar schooling in Chipping Norton, Chipping Campden, Burford and Stratford upon Avon. Private schooling includes nearby Kitebrook, as well as the Banbury and Oxford schools. The area has excellent road communications with the A429 (Fosse Way) providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south and Cheltenham and the M5 to the west. The M40 can be accessed via Junctions 8 or 9. The surrounding open countryside provides the opportunity for attractive walks and rides along the extensive network of country lanes, bridleways and footpaths. There are a variety of sporting activities in the area, including racing at Cheltenham, Stratford-upon-Avon and Warwick-golf at Sutton under Brailes, Lyneham, Chipping Norton and Broadway Golf Club.

The property has mains electricity. Water and drainage. Ground source heat pump. Gigaclear broadband (up to 900mbps).



The property

Deerhurst is a modern Cotswold stone home built to an exceptional standard which provides generous accommodation, a range of fantastic outbuildings, mature landscaped gardens and a paddock with access to the lane at the rear.

The property was built by the current owners just over 10 years ago with quality, space and efficiency in mind. The property has the benefit of a ground source heat pump with underfloor heating throughout the ground floor. The accommodation across the ground floor is well designed and offers a large welcoming reception hall with vaulted ceiling and galleried landing, drawing room with fireplace and wood burning stove, garden room, sitting room and open plan kitchen breakfast room with a range of fitted units, large island with breakfast bar and built-in appliances. A handy boot room/utility can be found off the kitchen with fitted cupboards and units and with a door leading to the terrace at the rear. On the first floor, the property provides a principal bedroom suite with triple aspect, walk-in wardrobe and en suite with double sink, bath and separate shower. A further four double bedrooms with fitted cupboards are on hand with a family bathroom and separate shower room. The property is approached through electric gates onto a graveled parking area for several vehicles. A double garage provides excellent space for cars or storage, with a beneficial room above for a home office with a cloakroom and a kitchenette. The gardens have been beautifully landscaped with a large terrace leading up to a lawned area. A modern studio overlooks the gardens and provides superb space, including an open plan room with bifold doors onto the garden, kitchenette and shower room. Beyond the garden is the paddock, with measures approximately 1.35 acres.

Local Authority

Cotswold district council, Council tax band G

Tenure

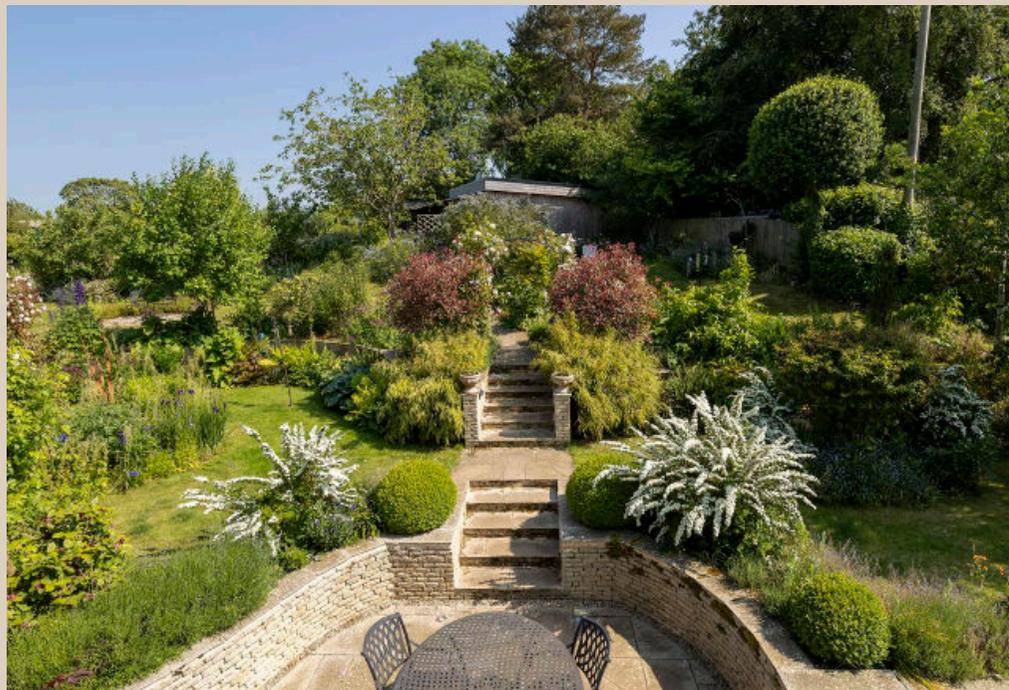
Freehold

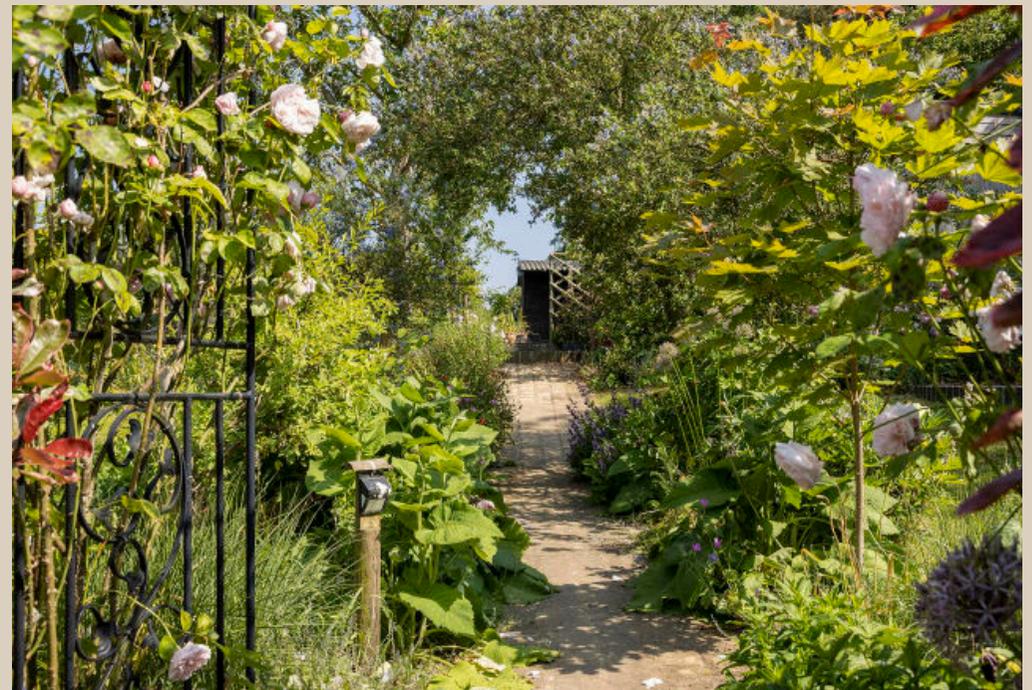
Guide price £1,850,000













APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 289 sq m (3,111 sq ft)
 Outbuildings: 83 sq m (894 sq ft)
 Total: 372 sq m (4,005 sq ft)
 © Cotswold Plans Ltd. 01386 430176
 ma/13954

Knight Frank
 Stow-on-the-Wold,
 Brett House
 Park Street
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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 text of the Particulars.

I would be delighted to tell you more
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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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