

Manor Farm House, Adlestrop, Gloucestershire





A beautiful Georgian home in an elevated position within a desirable North Cotswold village.

Summary of accommodation

Main House

- Reception hall | Drawing room | Dining room
- Kitchen breakfast room | Sitting room | Boot room/laundry
- Cloakroom | Wine store/gun room
- Principal bedroom with en suite
- Three further double bedrooms | Two bathrooms
- Fifth double bedroom with sitting area on the second floor

Outbuildings

- Studio which has great potential to become ancillary living or office accommodation subject to planning consent
- Garden store | Garden room | Garage/workshop
- Two stables | Tack room | Potting shed | Oil store

Garden and grounds

- Ample parking | Mature gardens | Entertaining space



Knight Frank Stow-On-The-Wold
Brett House, Park Street
Stow-on-the-Wold, Cheltenham
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Leigh Glazebrook
01451 600613
leigh.glazebrook@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

Situation

Adlestrop is a beautiful Gloucestershire hamlet deep in the heart of the North Cotswolds, kept unspoilt by the Adlestrop Estate. There is wonderful walking from the doorstep, this area is designated as an Area of Outstanding Natural Beauty and Adlestrop has its own Conservation Area.

There is a village post office near the 13th century Church and a cricket club. It is also believed that Jane Austen drew her inspiration from the village for her novel Mansfield Park and having originally had a railway station, the village was the basis for Edward Thomas' famous poem 'Adlestrop'.

Adlestrop is well located between the towns of Stow-on-the-the-Wold and Moreton-in-Marsh and Chipping Norton, all of which provide day to day shops, pubs, restaurants and numerous coffee shops and cafes.

Moreton-in-Marsh and Kingham stations are both only a short drive away, with a regular rail service to Oxford and London Paddington from 80 minutes.

Within two miles is Daylesford Organic farm shop and spa, whilst Kingham and Churchill are nearby with their renowned village pubs and schools. Soho Farmhouse is within 13 miles.

Distances

Moreton-in-Marsh 3 miles, Daylesford Farm Shop 2 miles, Stow-on-the-Wold 3.5 miles, Kingham Station (London Paddington 80 minutes) 5.5 miles, Chipping Norton 7.7 miles, Soho Farmhouse 13 miles, Cheltenham 22 miles, Oxford 29 miles.
(Distances and times approximate)



Manor Farm House

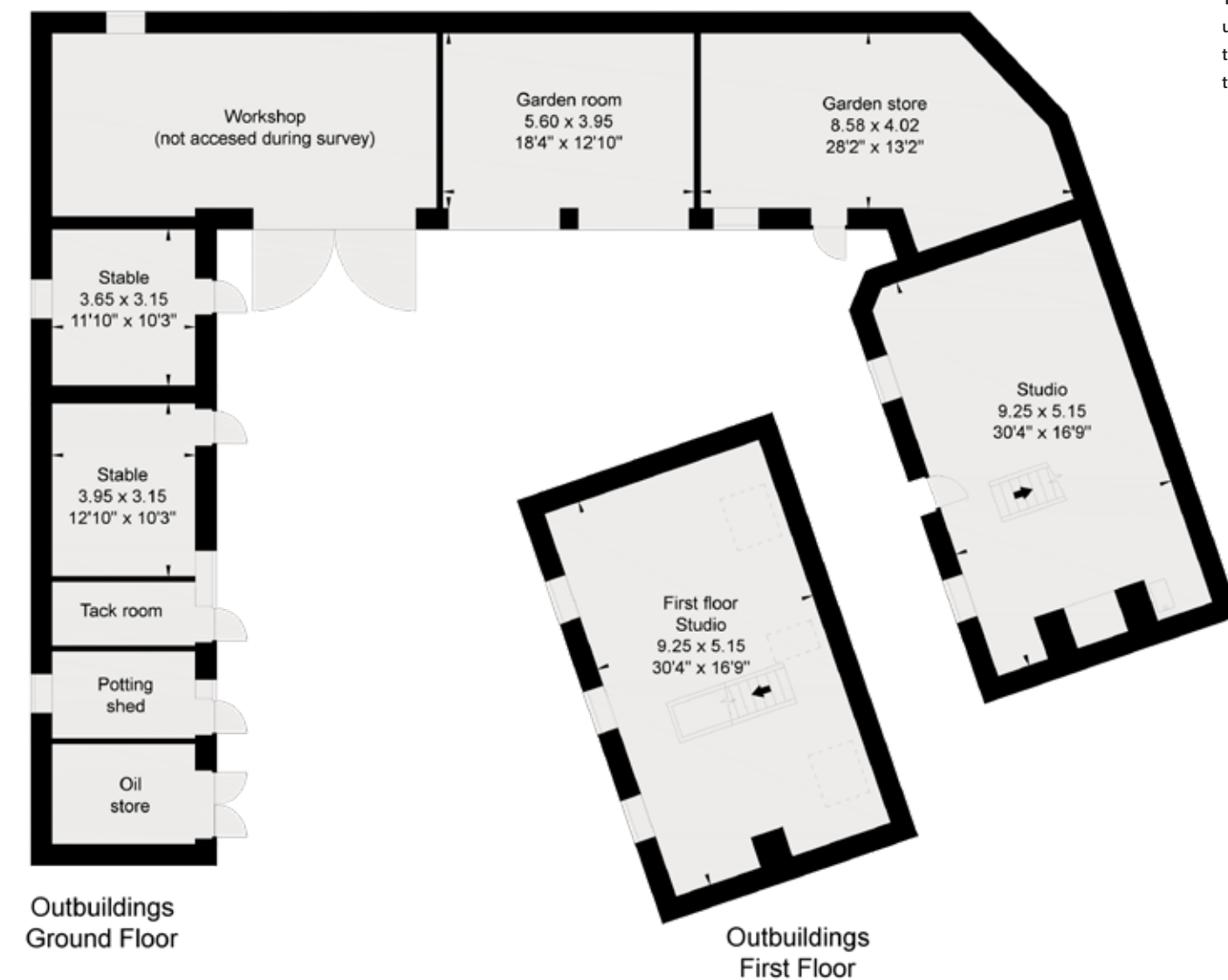
Manor Farm House is an impressive and handsome Grade II listed period home situated in a secluded position in the heart of the village. The property is beautifully presented and offers generous accommodation across three floors with a range of very useful outbuildings and wonderfully mature gardens.

The accommodation in the main house is versatile and will appeal to a range of buyers with a large reception hall, drawing room and dining room with views to the front, kitchen breakfast room and sitting room. A cloakroom, boot room/laundry and wine store/gun room complete the ground floor.

The first floor can be accessed via one of two staircases which lead to a principal bedroom with fitted wardrobes and a large en suite bathroom, all overlooking the glorious views across the village and beyond. There are three further double bedrooms, two with dressing rooms along with two bathrooms on this floor. On the second floor, a great sitting area leads through to the fifth double bedroom.







Approximate Gross Internal Floor Area

House: 403 sq m / 4,338 sq ft

Outbuildings: 245 sq m / 2,638 sq ft

Total: 648 sq m / 6,976 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.



Services

Mains water, electricity and drainage. Oil fired central heating for both the house and the studio. Gigaclear broadband with up to 900 Mbps.

Local authority

Cotswold District Council. Telephone: 01285 623000.

Energy Performance Certificate

Rating: F

Directions (Postcode: GL56 0YW)

From Stow-on-the-Wold, take the A436 towards Chipping Norton. After about four miles, cross over the railway bridge and turn left signed towards Adlestrop. At the T-Junction turn right and continue into the village and turn right in front of the bus stop into Main Street. Continue to the top of the lane, passing the post office and the property will be seen straight ahead, take the left hand fork and the entrance is immediately on the right.

Viewings

All viewings must be made strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 May 2022. Photographs and videos dated May 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

