

# Corsham Field Farmhouse, Icomb, Gloucestershire

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A rare opportunity to acquire a substantial property with a range of outbuildings and 38 acres of land with glorious Cotswolds views.

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## Summary of accommodation

### Main House

Reception hall | Kitchen/breakfast room | Drawing room  
Sitting room / Dining room | Music room | Two cloakrooms  
Utility Room

Principal bedroom suite | Six further bedrooms  
Four ensembles | Family bathroom

### Annexe

Linked to the main house but divided into four ensuite bedrooms

### Outbuildings

A selection of barns including a pole barn, dutch barn and agricultural barns

### Garden and Grounds

Mature gardens with terracing and large parking area.

**In all about 38.63 acres**

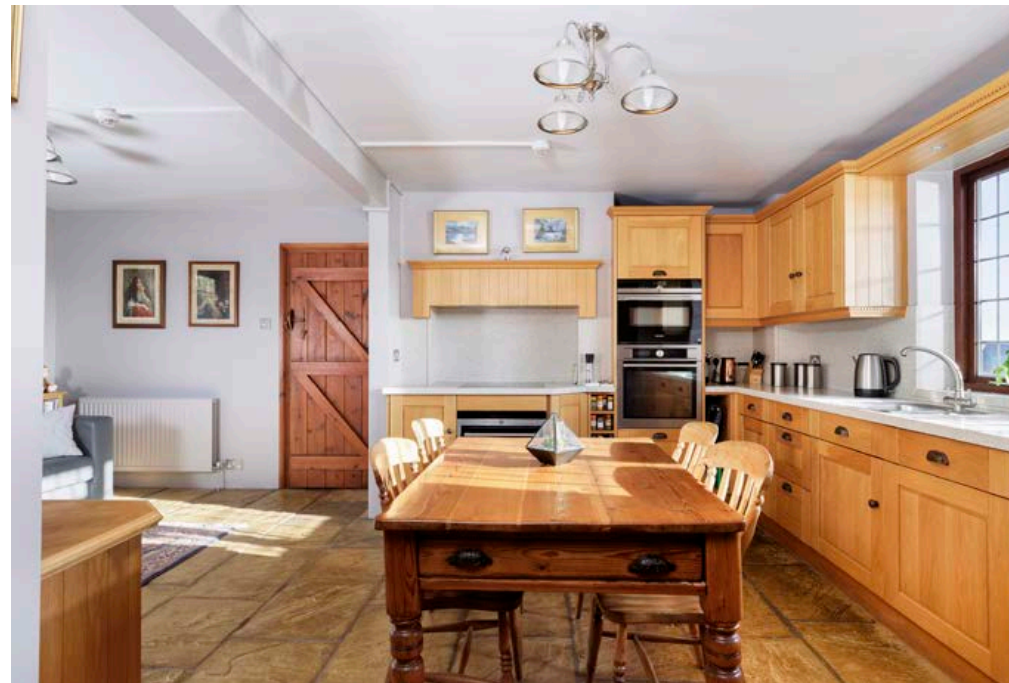
**For sale Freehold**



**Knight  
Frank**

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## Situation

Corsham Field Farmhouse is located within the parish of Icomb but is actually situated just 700m from the village of Upper Oddington. Oddington comprises mainly traditional stone houses scattered along country lanes with two excellent pubs, The Fox and The Horse and Groom, and an active village hall offering a range of activities and classes. Situated at the end of Church Lane is the historic 11th-century Church of St. Nicholas, which holds candlelit services.

The idyllic Cotswold village of Icomb, 3 miles to the south of the market town of Stow-on-the-Wold a particularly peaceful village where pretty, period properties abound. The historic 13th Century church of St Mary the Virgin features striking Mediaeval carvings and the tomb of Sir John Blaket who fought with Henry V at Agincourt.

The nearby towns of Stow-on-the-Wold, Chipping Norton and Burford provide day-to-day facilities, including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-on-Avon, which offer more extensive facilities.

Daylesford Organic Farm Shop is a short drive, and the renowned Soho Farmhouse is 15 miles away.

There is an excellent range of state and private schools in the area, including Kitebrook, Kingham Hill, The Cotswold School, Burford School, Cheltenham schools, and the renowned Oxford schools, including The Dragon and Summerfields.

Sports facilities include racing at Cheltenham and Worcester,

rugby at Gloucester and golf at Lyneham, Burford and Chipping Norton, plus a network of public footpaths and bridleways to allow total enjoyment of the beautiful scenery around.

## Distances

Stow-on-the-Wold 1.2 miles, Upper Oddington 0.5 miles, Bledington 2 miles, Kingham Station 3 miles (trains to London Paddington from 76 minutes), Chipping Norton 8 miles, Daylesford Farm Shop 3 miles, Soho Farmhouse 15 miles, Cheltenham 20 miles, Oxford 27 miles  
(All distances are approximate)



## Corsham Field Farmhouse

Corsham Field Farmhouse is a substantial detached home located between Icomb, Upper Oddington and Bledington. The situation is beautifully elevated to take advantage of some stunning Cotswolds views to the South. The property has been in the same ownership for a number of years and has been run as a very successful bed and breakfast business.

The property provides fantastic living accommodation of over 4,000 sqft with wonderful living accommodation across the ground floor with several reception rooms including a generous drawing room which enjoys the stunning views, a sitting / dining room, music room / study which leads onto a rear hall and cloakroom, kitchen breakfast room with dining and snug area with a utility room and cloakroom beyond. A rear link provides access to the annexe.

A light filled landing on the first floor leads on to a principal bedroom suite and a further three bedrooms one of which is ensuite and a family bathroom. The first floor is split in two with a second staircase which leads to a further three en suite bedrooms. The first floor is versatile and offers the opportunity for some reconfiguration to suit a buyers needs.

The annexe has the benefit of the link to the main house and its own front door which leads into a hall with two double en suite bedrooms on the ground floor and another two on the first floor. This section of the property could easily be converted into separate living accommodation for a family member or staff by installing a kitchen in one of the two ground floor rooms.







## Garden and Grounds

The property is approached over a gravelled drive which leads up through the former farmyard where parking is on hand in front of the house for a number of vehicles. Mature gardens are mainly laid to the front in order to take advantage of the breath-taking views.

A range of agricultural barns provide an additional 7000 sqft and could have a number of uses. Our clients have received

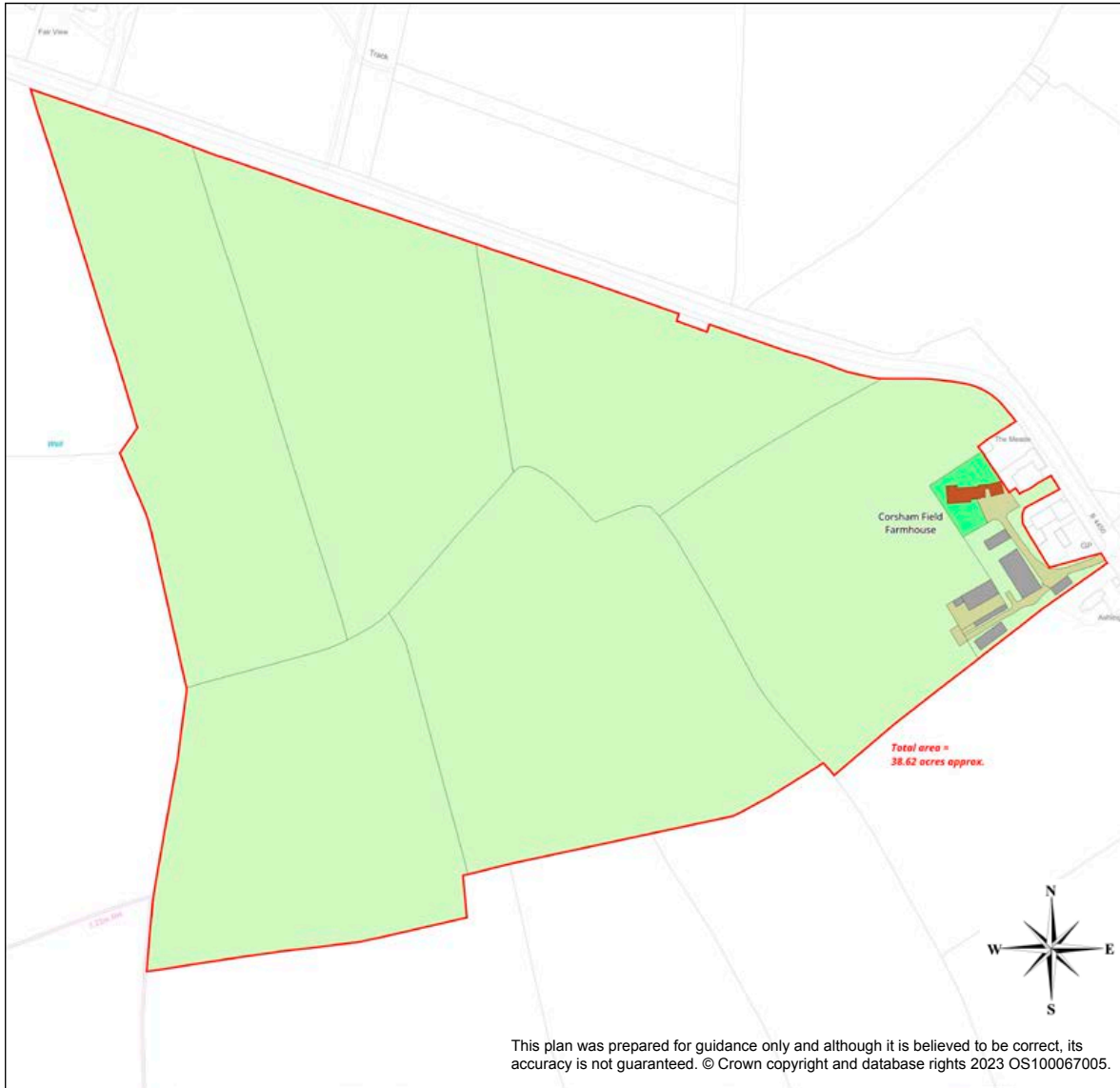
positive comments from local architects and planning consultants about potential development however there is not currently any planning permission for change of use for the barns in place. Beyond the farmyard and leading uphill to the North are approximately 37 acres of arable land which has been rented to the neighbouring farmer.











## Property information

**Tenure:** Freehold.

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

**Local authority:** Cotswold District Council. Telephone: 01285 623 000.

**Council Tax Band:** The property benefits from mixed use. Rateable value for 23/24 - £9,600 on the guest house and Council Tax band A on the remainder.

**Energy Performance Certificate Rating:** Band D

**What3words:** ///splashes.qualifier.invents

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, 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.

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