

An aerial photograph of a large, modern house with a dark grey roof and light-colored walls. The house features a prominent wooden garage on the left side and a large glass extension on the right. A wide gravel driveway leads to the garage. The property is surrounded by lush green fields and a stream flows through the foreground. The sky is blue with scattered white clouds.

Close Hill, Naunton, Gloucestershire

A stunning contemporary home with mature gardens and countryside views.

Summary of accommodation

Ground Floor Reception hall | Cloakroom | Kitchen/breakfast room | Drawing room
Sitting room | Study | Utility room | Double bedroom | Bathroom | Play room/Fifth bedroom

First Floor Principal bedroom suite | Two further double bedrooms | Family bathroom

Outbuildings Double garage | Garden store | Guest room with en suite above the garage

Mature gardens with various outdoor seating areas

In all approximately 0.75 acres

Distances

Stow-on-the-Wold 6 miles, Bourton-on-the-Water 4.5 miles, Moreton-in-Marsh 10 miles, Kingham 11 miles (trains to London Paddington from 90 minutes), Cheltenham 12 miles, Cirencester 20 miles, Oxford 34 miles (All distances are approximate).

Location

Naunton is a particularly desirable village in the North Cotswolds, situated in a peaceful valley around the slopes of the River Windrush. The village offers wonderful views and is conveniently located for good access to Stow-on-the-Wold and Cheltenham.

Naunton has a superb community, a Public House offering good pub food and real ales from the local Donnington Brewery, a village hall with various events organised, Church of St Andrew, village cricket club, and nearby Naunton Downs golf club.

Guiting Power, just two miles away and provides a wonderful shop, café, two pubs and the Guiting Montessori nursery.

Stow-on-the-Wold and Bourton-on-the-Water provide day to day amenities including a range of pubs and restaurants, shops and supermarkets. Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford.



Schooling in the area is outstanding including Cold Aston, Temple Guiting, The Cotswold School and many other popular Cheltenham and Oxford schools.

Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs, Broadway and Lyneham, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding.

Close Hill

Close Hill is a beautifully presented home located in the heart of the village, with views across the adjoining countryside. The property has been extended and renovated by the current owners to provide glorious light accommodation that will appeal to a range of buyers.

A beautiful entrance hall with vaulted ceilings provides a great sense of arrival. A cloakroom is on hand in the hall before you are drawn into some amazing entertaining spaces which include a drawing room with snug area and with a dual aspect log burning stove and doors leading out onto the terrace. The kitchen is well fitted with a range of units and island and leads through to the dining area and sitting area beyond, all of which enjoy stunning views across the gardens and beyond. A very useful utility and boot room are adjacent to the kitchen. Further accommodation on the ground floor consists of a study with views over the village, two double bedrooms and family bathroom. It is worth noting that these two rooms offer fantastic accommodation for a multitude of uses ie playroom, office.

Stairs lead up onto a very light landing area where two large double bedrooms and a family bathroom are on hand along with a spacious principal bedroom suite with dressing area and en suite and offering views across the gardens to the South and the West.





Gardens and Grounds

The property is approached over a private lane and through timber gates where parking is on hand for several vehicles along with access to a double garage with electric doors. A very good integral storage room is also provided off the garage. External stairs lead to a room with en suite above the garage. This space is currently used as a gym but could also be guest accommodation or office space away from the main house if required.

The gardens and grounds approach 0.75 acres in total with generous lawns, well planted mature beds, a range of trees and some superb hard landscaping to provide the perfect locations for outdoor entertaining. A play area has been created for children and a productive orchard can also be found in the grounds.

Directions (Postcode GL54 3AA)

What3Words - [///marbles.against.documents](#)

Property information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil fired central heating. Gigaclear broadband with speeds up to 900 mbps.

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

Council Tax Band: H

Viewings

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



Approximate Gross Internal Floor Area

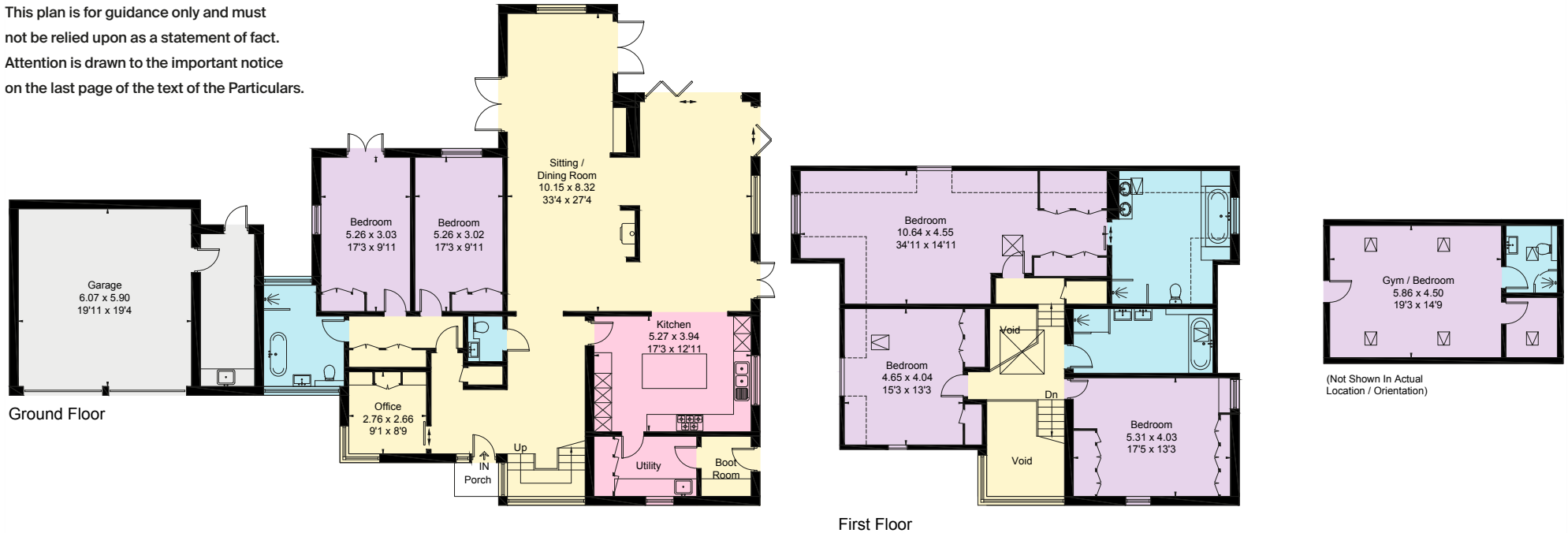
Main House: 319.9 sq m / 3,443 sq ft

Outbuildings: 81.8 sq m / 880 sq ft

Total Area: 401.7 sq m / 4,323 sq ft (Including Garage/Excluding Voids)



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.



Stow-on-the-Wold

Brett House, Park Street

Stow-on-the-Wold

GL54 1AG

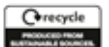
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I would be delighted to tell you more

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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 [April 2024]. Photographs and videos dated [April 2024].

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