

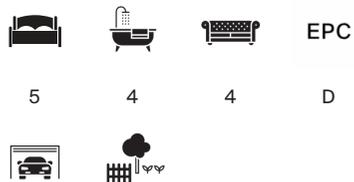


THE HOLLIES, TEMPLE GUITING



# BEAUTIFUL DETACHED COTSWOLD HOME WITH FAR REACHING VIEWS AND VERSATILE ACCOMMODATION

Guiting Power 3 miles, Stow-on-the-Wold 6 miles, Moreton-in-Marsh  
10 miles (trains to London Paddington from 90 minutes),  
Cheltenham 14 miles. All times and distances are approximate.



Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold



## LOCATION

Temple Guiting is a highly regarded village with an historic parish church and traditional village hall, set in the heart of the Cotswold Hills, between Cheltenham and Stow-on-the-Wold, which offers good local shopping and facilities, while Cheltenham provides more extensive amenities. Communications are strong, with regular rail services to London Paddington from Moreton-in-Marsh and Kingham. Schooling is excellent, including Temple Guiting Primary, Kitebrook, The Cotswold Academy, Chipping Campden School and numerous Cheltenham and Oxford schools. Local sporting options include racing at Cheltenham, Stratford and golf at Naunton Downs, Broadway and Burford. The surrounding countryside offers superb walking and riding across the Cotswold escarpment. Nearby Kineton features The Halfway House gastropub, while Guiting Power offers The Farmers Arms, The Hollow Bottom, a post office and café, The Cotswold Guy farm shop, a church and a village hall.



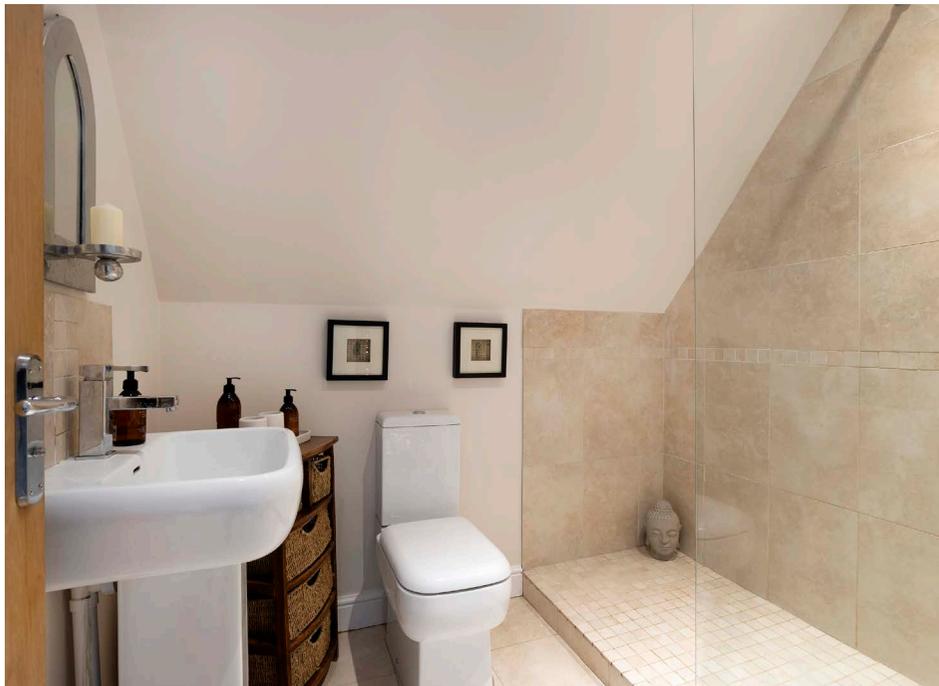




## SPACIOUS FAMILY HOME WITH ANNEXE

Set in a pretty Cotswold village, this attractive detached home offers generous and flexible living space, beautiful grounds, and spectacular countryside views. Approached via an impressive sweeping gravel driveway, the property combines charm, comfort, and practicality—ideal for family living, multigenerational needs, or those seeking income potential.

This charming property provides versatile accommodation with four to five bedrooms and a welcoming layout. The large kitchen/breakfast room forms the heart of the home, complemented by an elegant dining hall that is ideal for family gatherings and entertaining. The sitting room includes a cosy log burner and enjoys lovely views over the garden and surrounding countryside. A study provides an excellent home working space, and a ground floor bedroom offers superb flexibility for guests or family members. Upstairs, the principal bedroom benefits from its own ensuite bathroom and beautiful views, while two further double bedrooms are served by two additional family bathrooms, ensuring comfort and convenience.







## GARDEN AND ANNEXE

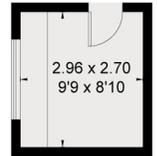
Outside, the property includes a separate double garage with a self-contained annexe above. This additional space, with its independent access, is perfect for guests, a studio, home office, or could offer excellent potential for Airbnb or rental income.

The house is surrounded by beautifully maintained gardens and grounds with mature planting, lawned areas, and several seating spots from which to enjoy the far reaching views. The sweeping gravel drive provides ample parking and creates a striking approach to this delightful home in a picturesque Cotswold village.





Approximate Floor Area = 231.8 sq m / 2495 sq ft  
 Outbuilding = 65.4 sq m / 704 sq ft  
 Total = 297.2 sq m / 3199 sq ft (Excluding Eaves)



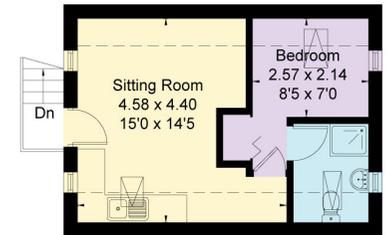
(Not Shown In Actual Location / Orientation)



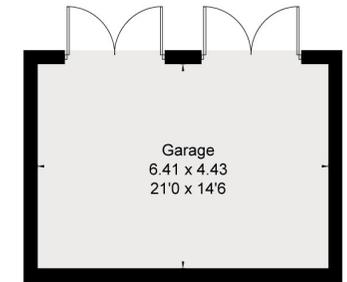
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Helen Waddilove

01451 600610

[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)

**Knight Frank Stow-on-the-Wold**

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

