

















# A unique home with exceptional views, guest cottage and grounds.



Guiting Power 1 mile, Stow-on-the-Wold 6 miles, Winchcombe 6 miles, Cheltenham 13 miles, Cirencester 20 miles, Oxford 30 miles, Kingham station (London Paddington from 76 minutes) 12 miles (Distances and time approximate)







### Gloucestershire

Misthanger is situated in the beautiful north Cotswold countryside, close to the village of Guiting Power. The house enjoys fabulous far-reaching views across its own land and surrounding farmland. It is within a designated Area of Outstanding Natural Beauty with its Cotswold stone villages and beautiful open countryside with rolling hills and river valleys.

The nearby villages of Guiting Power, Temple Guiting and Kineton have a good range of local services including grocery stores, cafe, post office and a number of public houses, primary and nursery schools.

Misthanger is well positioned close to the historic market town of Stow-on-the-Wold which provides more extensive services, including shopping, recreation and schooling. The renowned Daylesford Organic is also within 10 miles of the property. The more commercial centres of Cheltenham and Oxford are also within easy reach, offering further amenities including schooling, shopping centres and theatres.

There is renowned schooling in the area including The Cotswold Academy and a number of outstanding village primary schools with private schooling on hand in nearby Cheltenham.

The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways.

## The Property

Misthanger is a spectacular Grade II listed home located just a mile from Guiting Power. The property sits in an elevated position with views across the formal gardens and across the valley to the South.

The house offers generous and versatile accommodation with three reception spaces in the main house including a generous drawing room with dual aspect and open fire, a dining room off the kitchen and a study beyond. The kitchen breakfast room offers a range of fitted units with island and seating area beyond, a pantry and utility room adjacent.

The upper floors provide a principal bedroom with generous ensuite. A further three bedrooms are serviced by a bathroom and a shower room.

The property provides a wealth of character with exposed beams, open fireplace, flagstone flooring and well placed window seats to enjoy the views.



**Knight Frank** I would be delighted to tell you more. Stow-on-the-Wold

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Connecting people & property, perfectly.

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 May 2020. Photographs and videos dated May 2020.

**Brett House** 

Park Street

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#### **Gardens and Grounds**

The property also has the benefit of a range of outbuildings including a self-contained one bedroom cottage with open plan living space kitchen, large bedroom and ensuite. Further buildings include a single garage, two stables, two garden stores and a wood store.

The grounds of Misthanger wrap around three sides of the property with a generous gravelled drive with parking for several vehicles, beautifully planted formal gardens to the South with the perfectly placed terrace to enjoy the views and last bit of sun of the day. Alongside the garden and outbuildings lies a rather useful paddock.

#### Services

Mains water and electricity are connected to the property with oil fired central heating and private drainage.

#### **Terms**

Tenure: Freehold

Local Authority: Cotswold District Council 01285 623000

#### **Directions (GL54 5SX)**

Head West from Stow-on-the-Wold on the B4068 sign posted towards Naunton and Cheltenham. Follow this road, passing through Lower Swell and continue for about 6 miles. As the road bears sharp left at the Fox Hill B&B. turn right taking the middle road between the two stone pillars, (not the road signposted towards Kineton and Guiting Power). Proceed along the lane where the entrance to the property will be found on the left hand side identified by our For Sale board.

