



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



OLD DOWER HOUSE

Brockhampton

Old Dower House, Brockhampton, GL54 5XH

Garden room • Kitchen • Living room • Utility • 4 Bedrooms
2 Bath/ shower rooms • One bedroom annex with en suite
shower room • Shepherd's hut • Landscaped gardens
Private driveway with ample parking

An enchanting village house in the heart of The Cotswolds

Description

Old Dower house is a stunning Queen Anne semi-detached village house believed to date from 1703. It is a welcoming home, beautifully renovated and adapted to contemporary living, whilst retaining many original features and an abundance of charm and character.

The kitchen is equipped with modern appliance and offers great work top space and storage. The fabulous white Total Control Aga offers great warmth in the winter.

The oak framed garden room with underfloor heating is wonderful for everyday living and works equally well for entertaining family and friends. The windows allow for an abundance of natural light with views over the terrace and garden. French doors lead to the terrace, creating a free-flowing space, ideal for indoor/ outdoor living.

The living room, with large inglenook fireplace and exposed beams, is a welcoming room with views over the front garden and stunning original features. This is also a great extension to the entertaining space when hosting guests and the wood burner provides extra warmth in the colder months. The door gives access to the front garden.

The utility provides further storage and is very handy for muddy wellies and winter coats.

The first floor comprises two bedrooms and a bathroom. The second floor has two further bedrooms and a shower room. All the rooms have been beautifully designed to allow for ample natural light and discreet storage.

The annex comprises a bedroom with an en suite shower room. The mezzanine area is perfect for storage.

Outside, the rear enclosed garden looks out on to the surrounding countryside and is predominantly laid to lawn, interspersed with colourful herbaceous borders. The terrace is ideal for al fresco dining in the summer. The hot tub is discreetly nestled to the side of the house and is the perfect way to unwind after a long day. A shepherd's hut with wood burner and wifi connection provides further accommodation or can equally be used as a home office. The front garden has been elegantly landscaped with lavender borders framing the pathway to the front door. The gravel driveway, with electric gates, provides plenty of parking.





Location

Old Dower House is situated in Brockhampton, a quaint and quintessential village in the heart of the Cotswolds. The village benefits from the renowned real ale pub, The Craven Arms and an active local community with regular events at the village hall including a community cinema, and an annual show.

Guiting Power only a few miles up the road, home to the Hollow Bottom gastro pub, a well-stocked Post Office, a bakery and two churches.

The vibrant village of Winchcombe 5 miles north also offers a variety of shops, restaurants, cafes and boutiques and fabulous Sudley Castle is perfect for exploring and hosts wonderful events throughout the year.

Stow-on-the-Wold provides good local shopping and recreational facilities. The market town's thriving community provides a diverse array of boutique and antique shops, restaurants and tea rooms.

Daylesford Organic Farm Shop, a little further east, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds.

Cheltenham is a short drive south and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and of course horse racing.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Winchcombe Abbey Primary School, Temple Guiting Primary School, The Cotswold School, Kitebrook, Tudor Hall, Chipping Camden School, Cheltenham College, Pate's, St Hugh's, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Broadway, Cheltenham, Cirencester and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*Winchcombe 5 miles
Cheltenham 8 miles
Stow on the Wold 11 miles
Cirencester 14 miles
Kingham 16 miles
(London Paddington 85 mins)*

All distances and times are approximate

General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Gas LPG central heating.

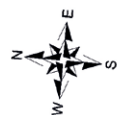
Postcode: GL54 5XH.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

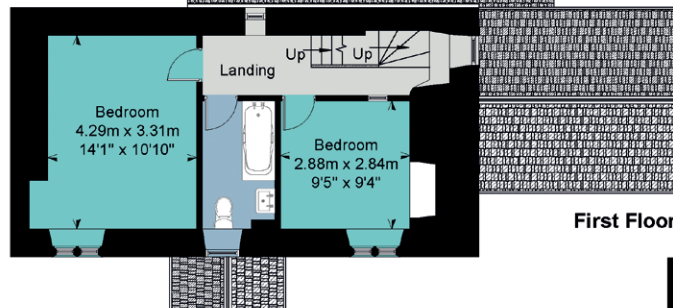
Local Authorities: Cotswold District Council
Trinity Road, Cirencester, GL7 1PX,
Tel: 01285 623666. Council Tax Band F.



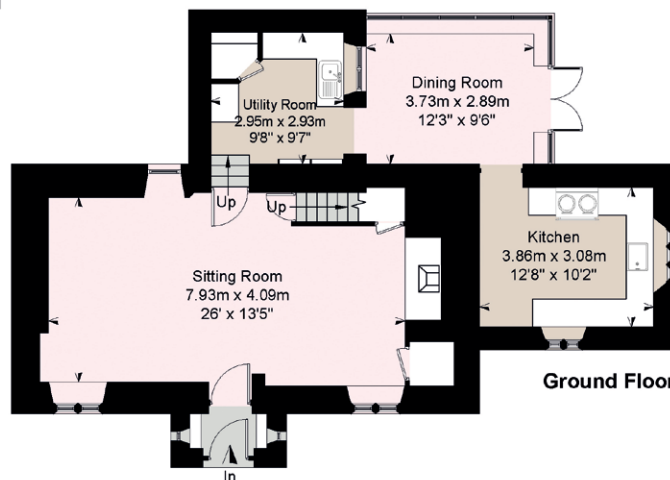


Old Dower House, Brockhampton, Cheltenham, Gloucestershire

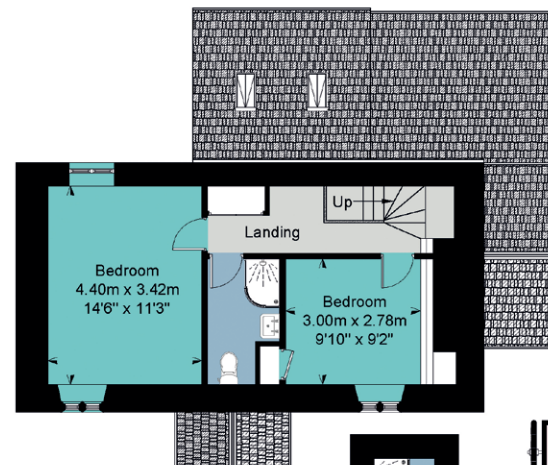
House Approximate IPMS2 Floor Area	157 sq metres / 1690 sq feet
Studio	15 sq metres / 161 sq feet
Office	9 sq metres / 97 sq feet
Total	181 sq metres / 1948 sq feet



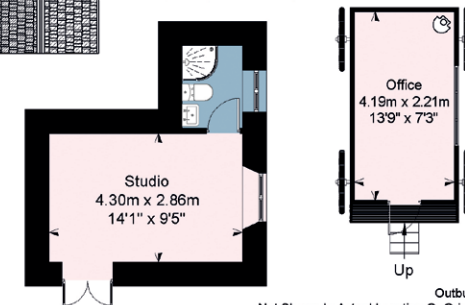
First Floor



Ground Floor



Second Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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07890 327 241
Job No SP2395

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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