



Church Farm House

Evenlode, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome period house and adjoining barn in the heart of the village

A detached double-fronted period house, with many original features together with a modern stone barn to the rear, located adjacent to the historic church at the heart of this sought-after picturesque Cotswolds village.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



DILAPIDATED STABLES



1.03 ACRES



FREEHOLD



VILLAGE



4,858 SQ FT



**GUIDE PRICE
£1,850,000**



The property

Church Farm House is an attractive Cotswold stone double-fronted house in need of refurbishment with flexible accommodation arranged over three floors. Period features including sash and casement glazing, some exposed beams and open fireplaces.

The accommodation incorporates a light and spacious entrance lobby, two reception rooms, kitchen, utility room, laundry and a cloakroom on the ground floor with five bedrooms and two bathrooms on the first and second floors.

Adjoining Church Farm House is a modern stone barn currently configured as a self-contained annexe with a large vaulted sitting room, a kitchen and one bedroom with an en suite bathroom, but this could be re-configured to provide more bedrooms and could easily be incorporated into the house by way of a blocked up door to the inner lobby of the main house.

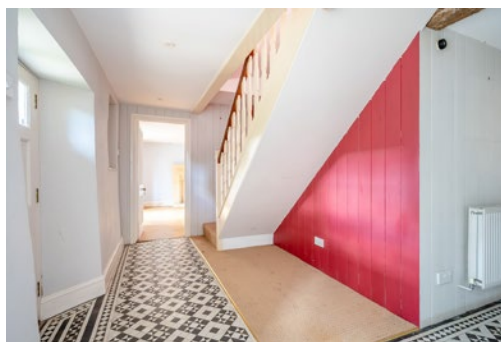
Outside

Set behind a low-level stone wall the property is approached via a central pedestrian gate and a side five-bar gate, which leads to a gravelled rear courtyard providing ample private parking. Adjoining the parking area is a detached 60' stable block which is in need of total refurbishment. The garden to the rear is laid mainly to grass bordered by mature trees and features a paved terrace off the drawing room. The whole offers the prospective purchaser the opportunity to continue the refurbishment programme to create a stunning space for entertaining and al fresco dining.



Location

The property sits next to Evenlode's historic church within easy reach of amenities in neighbouring villages including Daylesford Organic (3.0 miles). Moreton-in-Marsh provides day-to-day shopping, a supermarket and a mainline station with direct services to London Paddington, Oxford and the Midlands. Comprehensive amenities can also be found in the market towns of Stow-on-the-Wold, Chipping Norton, Shipston-upon-Stour, Banbury, Stratford-upon-Avon, Cheltenham and Oxford. The area offers numerous sporting and recreational opportunities including golf courses, National Hunt Racing, traditional Cotswold villages and rural walks in the beautiful surrounding Evenlode Valley. Communications to the area are excellent: the A429 links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south-west and the A40/M40 and motorway network for the Midlands, London and its airports.



Distances

- Moreton-in-Marsh 3 miles
- Stow-on-the-Wold 3.5 miles
- Chipping Norton 7.5 miles
- Shipston-on-Stour 9 miles
- Stratford-upon-Avon 20 miles
- Birmingham International Airport 43 miles

Nearby Stations

- Moreton-in-Marsh 3 miles
- Kingham 5 miles

Key Locations

- Daylesford Organics 3 miles
- Royal Shakespeare Company, Stratford-upon-Avon 20 miles
- Shopping in Cheltenham 21 miles
- Soho Farmhouse 15 miles

Nearby Schools

- Kitebrook Preparatory School
- Kingham Hill
- Cheltenham Schools
- Oxford Schools including: Magdalen, St Edward's, The Dragon, Summerfields, Headington Rye, Oxford High





The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8652920/LPV

Floorplans

House internal area 3,054 sq ft (284 sq m)

Annexe internal area 1,022 sq ft (95 sq m)

Stables internal area 782 sq ft (73 sq m)

Total internal area 4,858 sq ft (452 sq m)

For identification purposes only.

Directions

GL56 0NY - Church Farm House is immediately next to the Church.

what3words: ///icebergs.usages.valley

General

Local Authority: Cotswold District Council

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: TBA

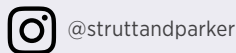
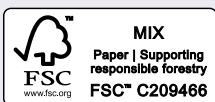
Wayleaves and Easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Moreton-in-Marsh

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