

Crofton House,
Farmington, Cheltenham, Gloucestershire



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A private Cotswold courtyard house with separate guest lodge in a discreet village setting.

Crofton House is arranged around a fully enclosed courtyard, creating a level of privacy rarely found in Cotswold village houses. The property combines a fully upgraded main house with a separate lodge, offering genuine flexibility for guest accommodation, income, or multigenerational living. Set in the quieter village of Farmington, it provides a private, self-contained living environment without requiring a large estate setting.

The principal rooms are arranged around and open onto the courtyard, creating a natural connection between inside and outside. The kitchen combines an electric AGA with a separate induction hob and convection oven. The adjoining breakfast room, with full-height oak-framed windows rising to the roofline, is one of the most distinctive spaces in the house. The property has been comprehensively upgraded with an all-electric system and air source heat pumps serving both the main house and the lodge independently.

The first floor provides a principal bedroom with an en suite bathroom (electric underfloor heating), a guest bedroom with an en suite shower room, two further double bedrooms, and a family bathroom.

Above the breakfast room, a wide west-facing galleried landing catches afternoon light and currently serves as an additional sitting or study area.

A substantial attic offers potential for up to two additional bedrooms and a bathroom, with heating and plumbing already installed, subject to the usual consents.

The Lodge is a fully independent two-bedroom property with its own entrance, heating system, and services. Recently upgraded throughout with air source heat pump and underfloor heating, it is capable of functioning as a standalone residence.

It is equally suited to guest accommodation, multi-generational living, or income generation through short-term or long-term letting. A stone garage is attached.

Situation

Farmington is one of the quieter villages in the central Cotswolds, with its own green, church and local community. It lies 1.4 miles from Northleach, where daily amenities include Lynwood & Co café, WJ Castle butcher, a pharmacy, and two well-regarded pubs: The Wheatsheaf Inn and The Sherborne Arms.

Bourton-on-the-Water and Stow-on-the-Wold are within easy reach, while Cheltenham, Cirencester and Oxford offer wider recreational, shopping and business facilities. Daylesford Organic Farm is approximately 20 minutes away, and Soho Farmhouse approximately 40 minutes. The A40 lies a short distance to the south, linking with the M40 at Oxford. Kingham and Charlbury stations (14 and 17 miles respectively) connect to London Paddington.

The area provides access to a strong range of private schools, including Cheltenham Ladies' College, Cheltenham College, Cothill, and the Oxford schools. Others include Tudor Hall, Beaudesert Park Preparatory School, Querns at Westonbirt and Dean Close.

The setting is more private and less commercialised than many of the better-known Cotswold villages.

2,503 sq ft (233 sq m) | Four double bedrooms
Four reception rooms | Self-contained two-bedroom lodge
Well-maintained mature gardens
Freehold

OIEO £1,500,000



Gardens

The gardens reinforce the privacy created by the courtyard layout, with mature perimeter planting enclosing the space and screening neighbouring properties.

Multiple seating areas provide different aspects throughout the day: an east-facing patio for morning light, and a south-westerly terrace shaded by a mature Portuguese laurel for afternoon and evening use. A dedicated kitchen garden with greenhouse is served by automatic irrigation.

A detached garden studio provides self-contained workspace with optional off-grid power and heating. Off-street parking for up to five cars, with 3-phase power available.

General

Local Authority: Cotswold District Council

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Air-source heat pump.

Council Tax: Band G

EPC Rating: D

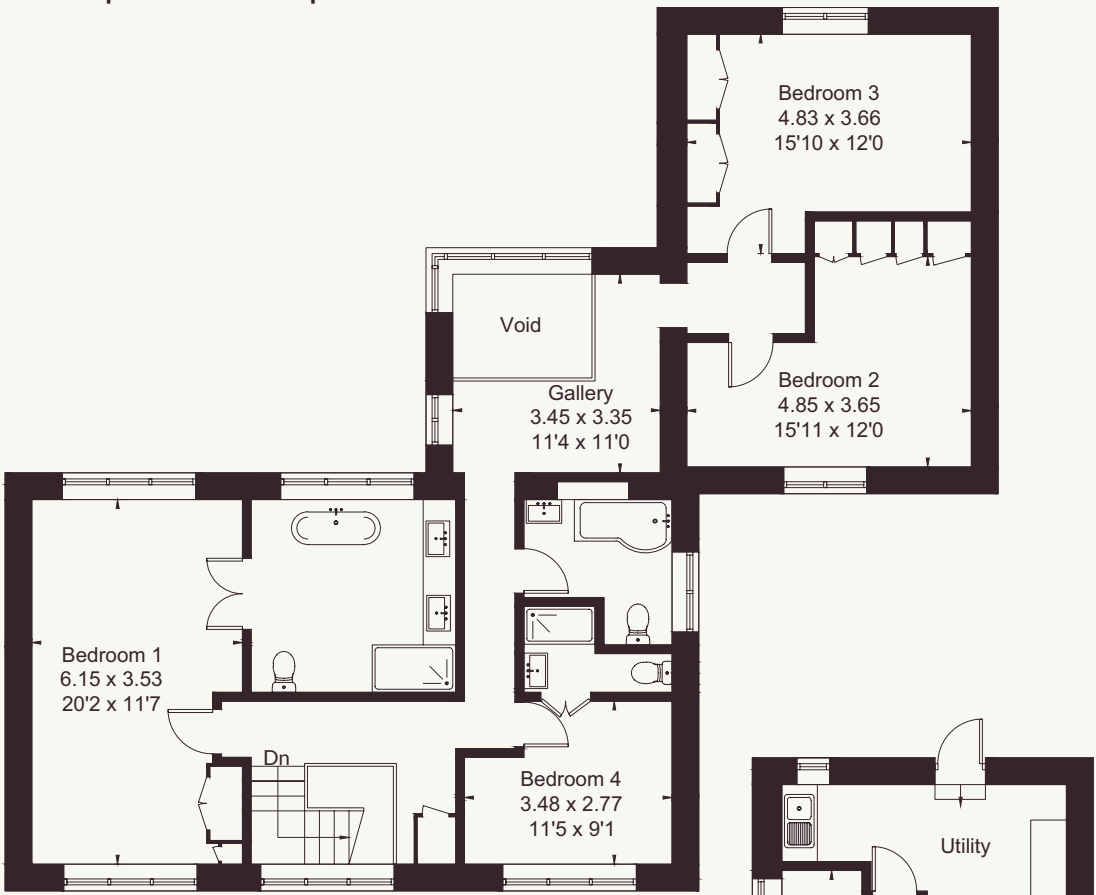
Tenure: Freehold

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

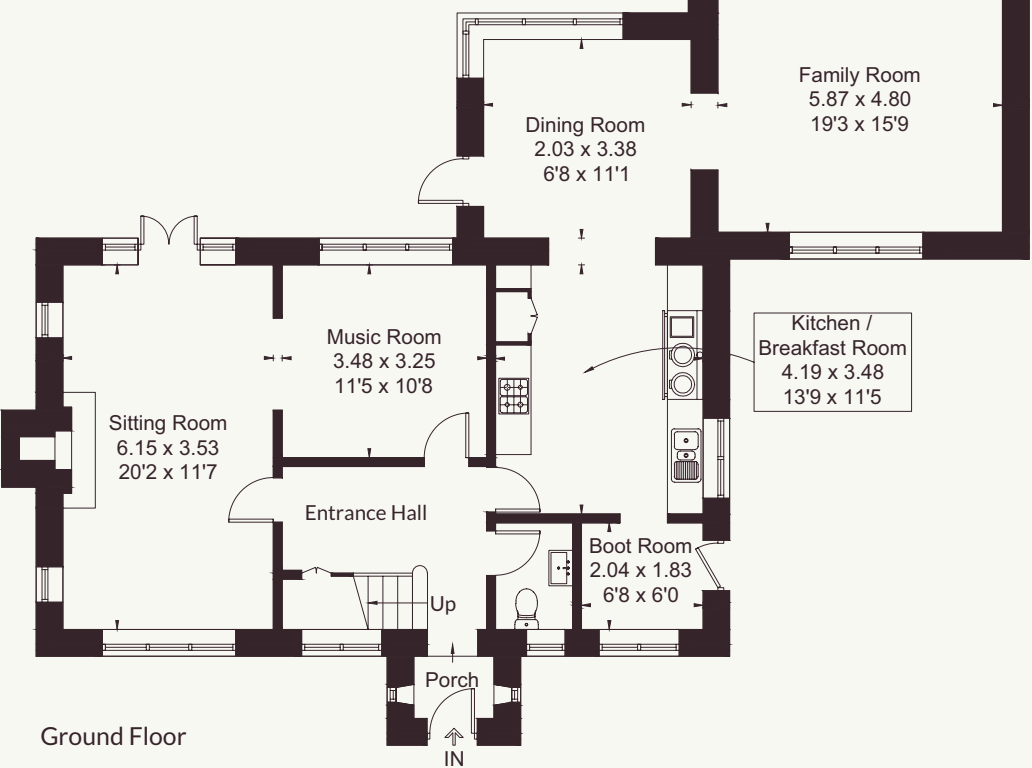




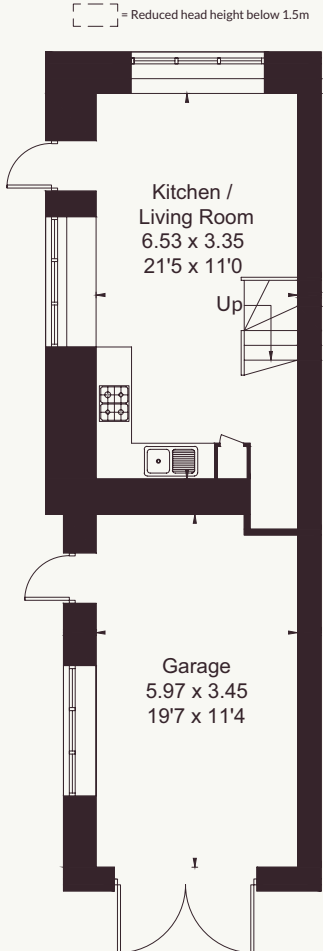
Approximate Floor Area = 233 sq m / 2503 sq ft
The Lodge = 65 sq m / 702 sq ft
Outbuilding = 10 sq m / 112 sq ft
Garage = 21 sq m / 222 sq ft
Total = 329 sq m / 3539 sq ft



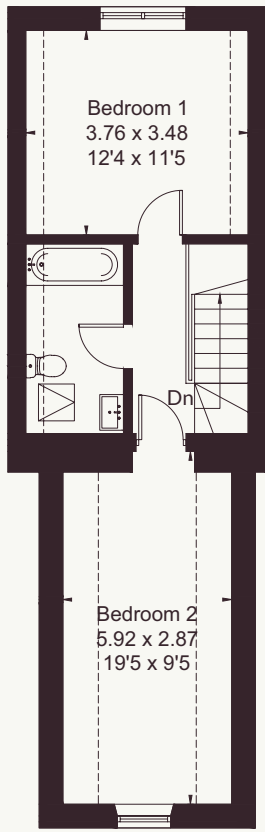
First Floor



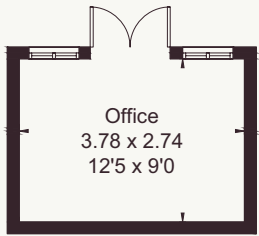
Ground Floor



The Lodge -
Ground Floor
(Not Shown In Actual
Location / Orientation)



The Lodge -
First Floor



(Not Shown In Actual
Location / Orientation)

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