



Cromwell House

Naunton, Cheltenham, Gloucestershire

An historic Listed village house

A charming village property and converted barn set in glorious gardens and grounds



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE AND STORE



.84 OF AN ACRE



FREEHOLD



VILLAGE



4147 - 5390 SQ FT



GUIDE PRICE £2,250,000



The property

Cromwell House is a delightful Grade II* Listed property dating from the 17th Century. Mentioned in Pevsner's "Gloucestershire: The Cotswolds". Cromwell House is a building of special architectural and historic interest. Built of stone under a Cotswold tiled roof, the property has been extended over the centuries and is now a charming family house set in just under an acre of gardens and grounds. There are a number of architectural features including: exposed beams; shuttered and mullioned windows, many with intricate window furniture; panelling; window seats and open fireplaces. Approached through a pair of five-bar gates, the drive leads to a parking area to the north of the house. The front door opens into an entrance hall, off-which are the reception rooms which include the drawing room and the dining room which both have open fireplaces with attractive stone surrounds. These two rooms are linked by a walk-through cupboard. There is a study and a sitting room with an inglenook fireplace and wood burning stove.

At the other end of the entrance hall is the fully-fitted kitchen/breakfast room with a limestone floor, granite work surfaces and a two oven oil-fired Aga. There is also an electric hob, an island unit and extensive storage. Through the kitchen is a boot room and utility room.

From the entrance hall, stairs rise to the first floor landing and the bedroom accommodation which is arranged over two floors. There is a principal bedroom with vaulted ceiling with double doors which lead through to the en-suite bathroom with a free standing bath and a shower cubicle. There are a further three double bedrooms, a bathroom and a shower room. A staircase rises to the second floor where there are two further bedrooms and a bathroom.







Outside

To the east of the house is a traditional barn which has been converted into a library/music room with a limestone floor and wood burning stove. Adjacent to the gravelled parking area is a stone-built double garage with storage above and adjacent garden store. The gardens are predominantly laid to lawn, flanked by mature established borders and a paved terrace with a door from the kitchen. The gardens are contained within dry stone walls and mature hedging. To the rear of the garage is a pretty orchard.

Location

Cromwell House is situated in the picturesque and sought after North Cotswold village of Naunton which lies in the Windrush Valley between Stow-on-the-Wold and Cheltenham. The village has a pub which is within 100 yards of the house, whilst Stow-on-the-Wold has a variety of shops for most everyday needs. Cheltenham is within 11 miles and provides an extensive range of cultural, leisure, shopping and educational amenities.

A regular main line train service runs from Kingham Station with services to London, Paddington taking from 80 minutes.



Distances

- Stow-on-the-Wold 6 miles
- Kingham 11 miles
- Cheltenham 12 miles

Nearby Stations

- Kingham Station
- Cheltenham Station

Key Locations

- Daylesford Organics
- Cheltenham Racecourse

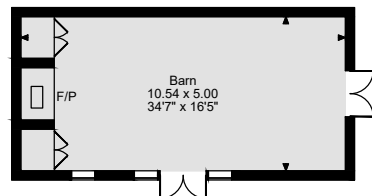
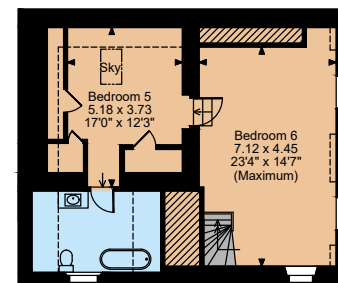
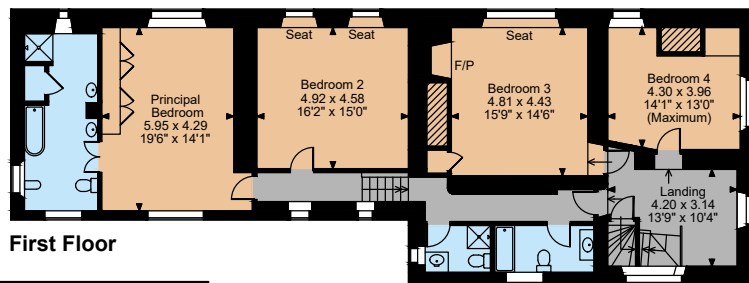
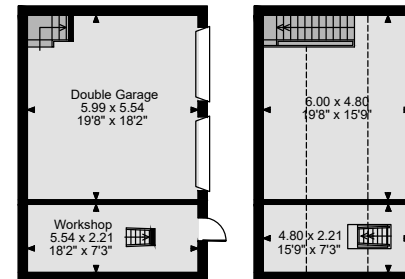
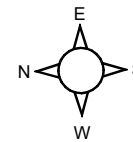
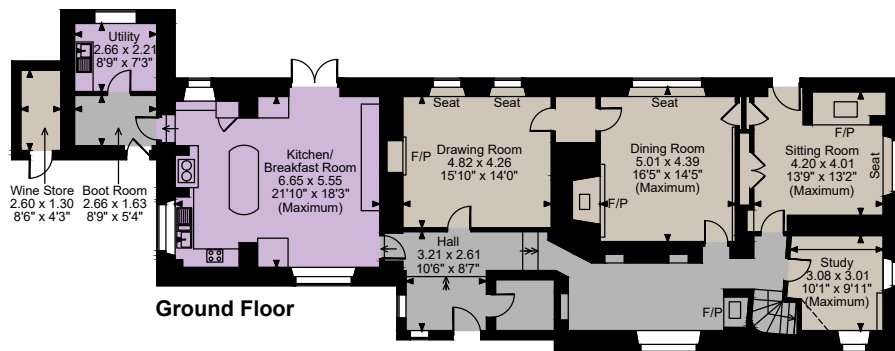
Nearby Schools

- Cheltenham Schools
- The Cotswold School
- Kitebrook Preparatory School









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

Denotes restricted head height

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Floorplans

Main House internal area 4,147 sq ft (385 sq m)

Garage Building internal area 676 sq ft (63 sq m)

Barn internal area 567 sq ft (53 sq m)

Total internal area 5,390 sq ft (501 sq m)

Directions

GL54 3AF

From Stow-on-the-Wold take the B4068 signposted to Cheltenham. After about 5 miles take the right turn signposted to Naunton. Proceed into the village and the entrance to Cromwell House will be found between a pair of five bar wooden gates identified by a For Sale Board.

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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 H

EPC Rating: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

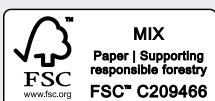
Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves.

Moreton-in-Marsh

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