



Barrow Elm House

HATHEROP



Barrow Elm House

Hatherop

An imposing detached family house offering extensive accommodation, including heated swimming pool and stables set in approximately six acres.

Accommodation

Kitchen/Breakfast Room • Double Aspect Sitting Room
Double Aspect Study • Dining Room • Fourth Reception Room
Cloakroom • Store Room • Five Double Bedrooms • Two Bathrooms
Shower Room • Large Larder • Laundry Room/Boiler House
Guest Annexe with Bathroom • Two Garages • Stable Block
Swimming Pool • Mature Gardens and Grounds • Organic Pasture
Paddocks • Woodland • Ample Parking

Location

Quenington & Hatherop 1 mile • Cirencester 11 miles
Burford 8 miles • Cheltenham 23 miles
(All mileages are approximate)

Description

Barrow Elm House is a Victorian farmhouse dating from 1889. It is an extensive family home arranged over three floors, which has been in the same ownership for the last 30 years. This imposing property is approached through a stone pillared gateway and gravel drive to a walled courtyard at the side of the house. It offers high ceilings and well-proportioned rooms which are both bright and spacious.

The front door opens into an entrance hall with a comfortable sitting room to the right, with a large bay window to the front and a further window overlooking the gardens. The room has a fireplace with a woodburning stove. To the left of the entrance hall is a study, again with double aspect large windows with views across the fields. A cloakroom is found at the end of the hall, and the staircase to the first floor. There is a spacious store room below the stairs. The well-appointed kitchen is beyond, with window overlooking the paddocks, central island, tiled floor and Aga. Beyond the kitchen is a further reception room with wooden floor, French doors onto a terrace, and log-burning stove. A door opposite the kitchen opens into the dining room with open fireplace.

A glazed, tiled walkway beyond the kitchen leads to a large larder, the utility room, boiler house, and storage room. There is also a further cloakroom.







The first floor has three double bedrooms, and two bathrooms, accessed from a large central landing. The rooms are all light and airy, and again, benefit from high ceilings. There are two further double bedrooms situated on the second floor, served by a small shower room.

The courtyard has ample parking for several cars and access to two large garages for parking or storage. Above the garages, there is a separate annexe with a large living area/bedroom, with windows to the front and rear, and a bathroom. It is ideal for guests, children's games room, office or holiday let.

Behind the garages, there is stable block, with two stables and a tack room.

The grounds and gardens are both mature and extensive. Well tended lawns to the front of the house are bordered by a Cotswold stone wall, mature trees and a copse. The swimming pool, also bordered by a Cotswold stone wall, has a paved area and terrace with timber pergola for shade.

There is a further terrace and garden behind the kitchen, with a raised vegetable garden and greenhouse. The paddock is organic pasture and is found to the side and rear of the house, forming part of the extensive views across open farmland. There is also a wood forming part of the north eastern boundary.

Situation

Barrow Elm House is situated about a mile from the villages of Quenington and Hatherop. It is in a rural setting offering far reaching views. There are main line railway stations at Kemble and Swindon, as well as Oxford Parkway and Charlbury, providing Inter-City rail services into Paddington and Marylebone.

Amenities

Water sports at the Cotswold Water Park. Golf at Burford and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford and Cheltenham. There are local facilities available at Fairford and Lechlade with a wider range of facilities being found in Cirencester and Swindon. Local schools include Hatherop Castle, Hatherop Primary Church of England. Farmers, Cheltenham Colleges, Pates Grammar and Marlborough College.

Services

Mains water and electricity. Private Drainage. Oil fired central heating. Oil Fired Aga. Telephone subject to BT transfer regulations. Fibre optic broadband is available. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).







Fixtures And Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire
(Tel: 01285) 623000

Council Tax

Band G

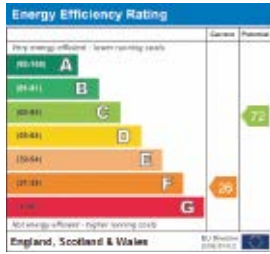
Viewing

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888
E angus@butlersherborn.co.uk
E sam@butlersherborn.co.uk

Directions (GL7 5DE)

From Burford take A361 towards Lechlade. After about 6 miles turn right signed Southrop. Follow the road through the double bends in Southrop and continue on towards Fairford. At a small crossroads turn right signed Macaroni Woods. Continue straight over another small crossroads and Barrow Elm House will be found on the right-hand side just after a small wood.

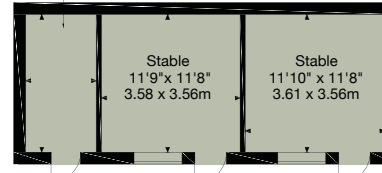




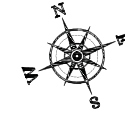
Barrow Elm House,
Hatherop,
Cirencester,
Glos GL7 5DE

House
4154 Sq Ft - 386 Sq M
Annexe
837 Sq Ft - 78 Sq M
Outbuilding
355 Sq Ft - 33 Sq M
Total
5346 Sq Ft - 497 Sq M

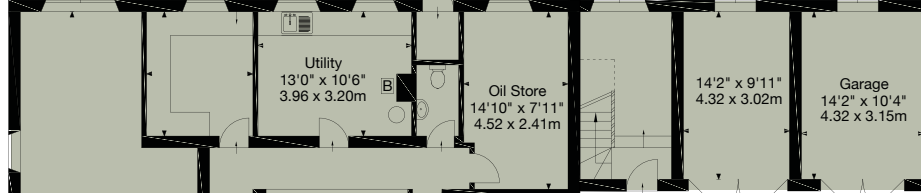
Tack Room
11'8" x 6'0"
3.56 x 1.83m



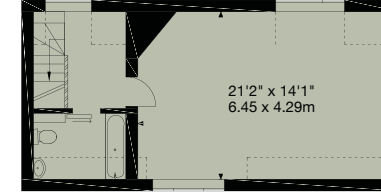
Outbuilding



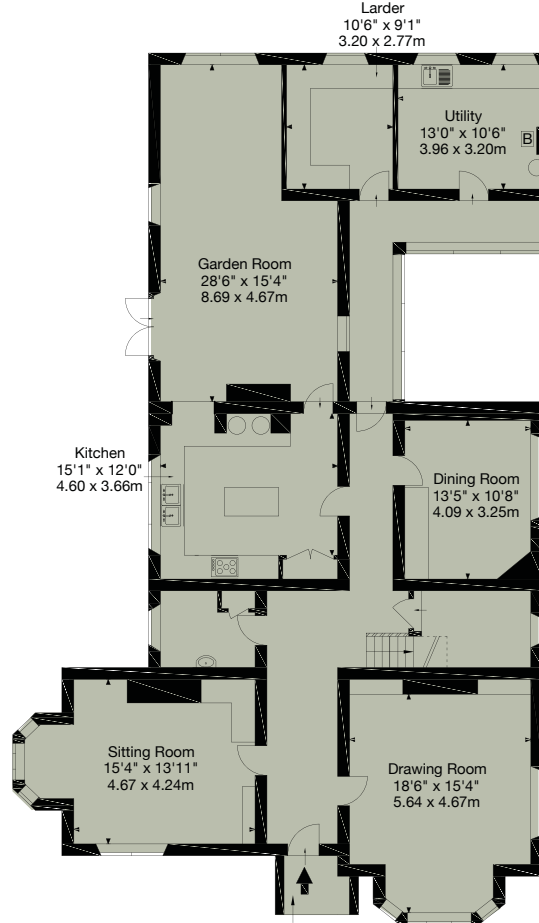
Larder
10'6" x 9'1"
3.20 x 2.77m



Annexe Ground Floor



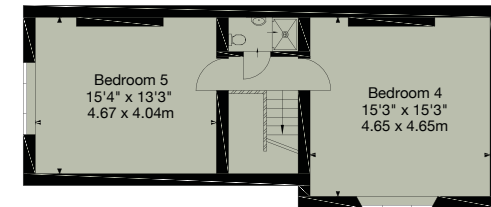
Annexe First Floor



Ground Floor



First Floor



Second Floor



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