

BURDOCKS

FAIRFORD, GLOUCESTERSHIRE



savills





BURDOCKS

FAIRFORD • GLOUCESTERSHIRE

Cirencester 9 miles • Cheltenham 24 miles • M5 (Junction 15) 17 miles
 Swindon Station 13.5 miles (London Paddington from 55 minutes)
 Oxford 30 miles • London Heathrow 75 miles

A classic Queen Anne style country house,
 Listed Grade II, situated on the edge of a market
 town and surrounded by parkland grounds

Reception Hall • Cloakroom • 5 Reception Rooms • Study, Kitchen/Breakfast Room • Utility Room
 9 Bedrooms • 2 Dressing Rooms • 6 Bath/Shower Rooms
 Summerhouses • Garaging • Extensive Outbuildings • Staff Cottage
 Swimming Pool • Tennis Court • Stream and Duck Pond

In all about 15 acres

Additional cottage available by separate negotiation

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SITUATION

Fairford is a most attractive and historic town which straddles the River Coln, in the Cotswolds area of Outstanding Natural Beauty. Architecturally, the centre of the town has remained largely unspoilt but, more importantly, Fairford has retained an excellent cross-section of shops and facilities, including primary and secondary schools, a cottage hospital, doctors surgery, dentist, library and a range of shops which cater for most everyday needs. At its heart is the magnificent St. Mary's Church which adjoins the high street where most of the shops are situated. Cirencester is about 9 miles away and provides more boutique shops and an excellent range of services.

The A419 dual carriageway is about 5 miles away and gives direct access to Swindon, the M4 (Junction 15), as well as Cheltenham, Gloucester and the M5 (Junction 11A). There are train services to London Paddington from both Kemble and Swindon whilst Heathrow airport is about 75 miles away.

There are a wide range of local sporting opportunities including various golf courses, polo at Cirencester Park and the Cotswold Leisure Centre in Cirencester. The Cotswold Water Park at South Cerney provides a wide range of water based activities with boating on the River Thames at Lechlade. There are tennis and football clubs in the town and shooting with local syndicates. Good local pubs include The Swan at Southrop, The New Inn at Coln St Aldwyns and The Village Inn at Barnsley. There are spas at Barnsley House and Thyme in Southrop.

A good selection of primary schools are found in the area including Meysey Hampton, Down Ampney and Ampney Crucis with secondary schools in Fairford and Cirencester. Within the private sector there are the preparatory schools of Hatherop Castle, Rendcomb College, Prior Park, Beaudesert Park and St Hugh's, with Rendcomb, Westonbirt and the Cheltenham Colleges for the later years.





DESCRIPTION

Burdocks is a highly impressive Queen Anne style house which was built in 1910 by Guy Dawbar, well known for his work in the Arts and Crafts style. The house is beautifully proportioned, provides exceptional entertaining space and incorporates many original period features. The house stands centrally within its beautiful and mature landscaped gardens which include extensive outbuildings, a staff cottage and excellent leisure facilities.

The property is found on the outskirts of Fairford and is approached off a country lane which leads to the village of Marston Meysey. Stone piers with automated wrought gates give access to the driveway which sweeps up to the front of the house where there is a circular parking area beside a central fountain. The drive continues to the service buildings and staff cottage.

The front door opens into an impressive hall off which are the principal reception rooms. The drawing room is an elegant entertaining room with fireplace and good natural light, there being windows on three sides. Also off the hall is the gracious dining room which looks out onto the grounds and is interconnecting with the drawing room and sitting room. Beyond are family and staff sitting rooms as well as the kitchen/ breakfast room. At this end of the house there is also a utility room, second cloakroom, rear staircase and steps down to the cellar and boiler room.

The fine cantilevered staircase leads up to the galleried landing.

On the first floor there is a study with wide bay window. The bedrooms include a wonderful master suite with dressing room, sitting area and bathroom, three further bedrooms and three bath/shower rooms. Two staircases serve the second floor which comprises seven bedrooms and three bath/shower rooms.

The outbuildings comprise workshops, garden stores as well as garaging for at least seven cars. Beyond is a two storey staff cottage with two bedrooms. Of particular merit however, is the splendid pool house which provides extensive entertaining space as well as a kitchen, gym and sauna. Glazed doors lead out from the games room onto a south facing terrace beyond which is the swimming pool. There is also a tennis court on the opposite side of the house.

The house stands centrally in its gardens and grounds which create a particularly impressive setting. The wide expanses of lawn are broken by structured yew hedging and from the south side of the house there is a pretty vista over three ornamental ponds with fountains. Close to the pool house is a productive, walled kitchen vegetable garden. Tucked away is a private island retreat with loggia, approached over lavender pathways and perfect for summer entertaining.

The grounds are well studded with specimen trees and are made private by boundary woodland. The north side of the house is less formal and includes an orchard, stream and duckpond.





THE LODGE

At the entrance to the property is a Grade II listed gate lodge which is available by separate negotiation. It has its own entrance off the lane and briefly comprises one reception rooms and three bedrooms. Outside there is plenty of parking space and an easily managed garden.

GENERAL REMARKS

Freehold with vacant possession upon completion.

Directions: From Cirencester take the A417 proceeding through the Ampneys and Poulton. On the outskirts of Fairford turn right (signposted Marston Meysey) and Burdocks will be found on the left hand side after a short distance.

Services: House - Mains electricity, private drainage and water. Oil fired boiler and Aga.

Cottage - Mains electricity, private drainage and water.

Local Authority: Cotswold District Council, Trinity Road, Cirencester. 01285 643643.

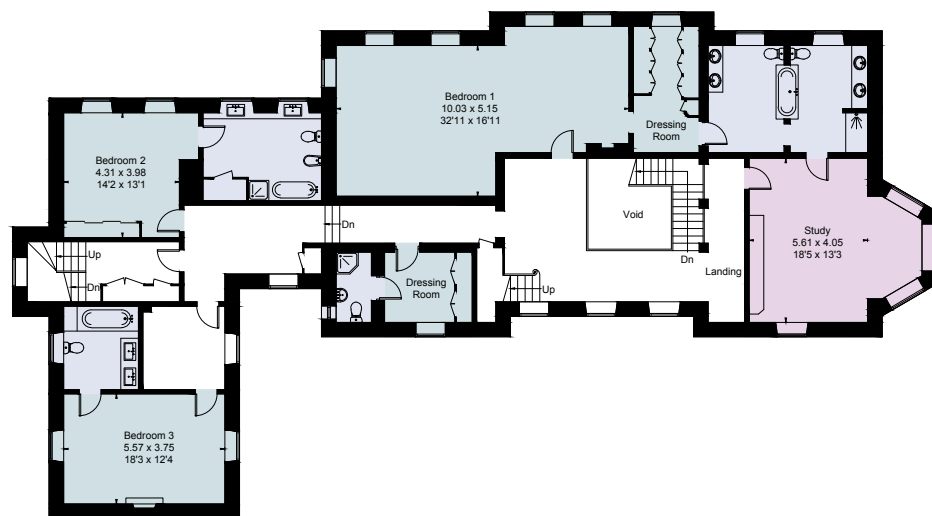
Postal Address: Burdocks, Fairford, Gloucestershire, GL7 4BT

Fixtures and Fittings: Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewing: Strictly by appointment with Savills.

Details & Photographs: Photographs taken December 2020. Sales particulars prepared February 2021.





First Floor



Ground Floor

Basement

MAIN HOUSE

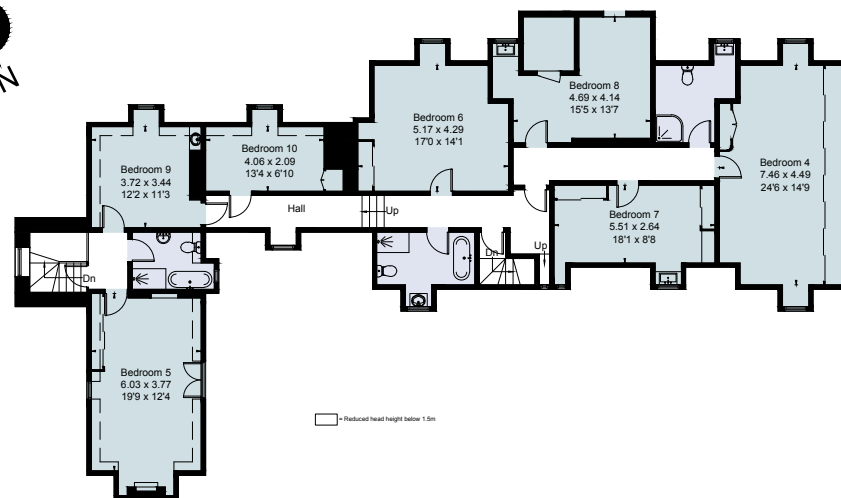
Approximate Area = 778.9 sq m / 8384 sq ft (Excluding Void)

Basement = 43.2 sq m / 465 sq ft

Total = 822.1 sq m / 8849 sq ft

Including Limited Use Area (23 sq m / 248 sq ft)

For identification only. Not to scale.



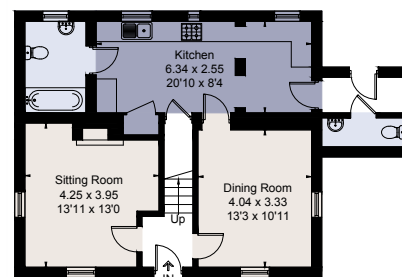
Second Floor

□ Reduced head height below 1.5m

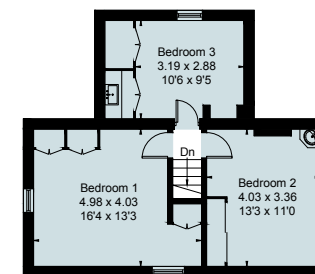
THE LODGE

Approximate Area = 114.4 sq m / 1231 sq ft

For identification only. Not to scale.



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



The Lodge - First Floor

POOL HOUSE

Approximate Area = 534.5 sq m / 5753 sq ft (Excluding Shed)

Including Limited Use Area (17.5 sq m / 188 sq ft)

For identification only. Not to scale.



OUTBUILDINGS

Approximate Area = 272.7 sq m / 2935 sq ft

Garage = 134.9 sq m / 1452 sq ft

Total = 407.6 sq m / 4387 sq ft (Excluding Shed)

Including Limited Use Area (21.8 sq m / 235 sq ft)

For identification only. Not to scale.

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