

THE OLD RECTORY

SHIPTON OLIFFE, GLOUCESTERSHIRE







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A fine former Cotswolds Rectory, immaculately presented and positioned in beautiful gardens close to Cheltenham

Andoversford 1.7 miles, Northleach 6.6 miles, Cheltenham 7.5 miles, Oxford 32 miles, Cirencester 16 miles, London Heathrow Airport 76.9 miles
(Distances are approximate)

Reception hall, drawing room, study, dining room, sitting room, kitchen/breakfast room, Large family room, cellar.

First floor: 5 bedrooms, 4 bathrooms.

Second floor: Bedroom, bathroom, sitting room with kitchen.

Beautiful gardens and grounds, tennis court, garden store, river.

About 3 acres

For Sale Freehold



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Your attention is drawn to the Important Notice on the last page of the text

SITUATION:

The Old Rectory is situated on the edge of the village of Shipton in attractive rolling Cotswold countryside. The village offers two Churches and further local amenities are available in Andoversford (about one mile). The regional centres of Cheltenham, Cirencester and Oxford provide more extensive cultural, educational and commercial facilities. Direct trains run from Cheltenham to London Paddington, taking about ninety minutes, and the A40 trunk road provides excellent access to the M5, M40 and national motorway network. Bristol and Birmingham Airports are both about fifty five miles away. The area is renowned for its country pursuits and sporting events including the cricket festival and horse racing at Cheltenham and water sports at the Cotswold Water Parks.

THE OLD RECTORY

The Old Rectory is an impressive former Rectory and family house built in 1863 by Thomas Fulljames.

Located on the edge of the village and approached by a long private drive from the village road, the house is Listed (Grade II) by Historic England as being architecturally important. Built of Cotswold stone beneath a stone tiled roof, The Old Rectory has an abundance of character and charm only enhanced by sensitive restoration and refurbishment with meticulous attention to detail - the current owner having maintained and cared for the property and grounds over the past twenty years.

Beautifully presented and decorated, The Old Rectory benefits from large windows and light-filled, capacious accommodation which is thoughtfully arranged over three floors with a cellar providing a good balance of formality and relaxed modern living. The principal reception rooms including; the hall, drawing room, study and dining room are of traditional architecture and suitably proportioned for their purpose. For entertaining on a formal scale, the drawing room is particularly impressive with expansive windows, high ceiling and feature fireplace.

The kitchen, which opens to a breakfast room/informal dining area, is well appointed with an Aga, a good range of units and work tops with a substantial island. Its position within the house works well for everyday family living with convenient access to the back drive and glazed doors to a pretty terrace and out to the gardens. Beyond the kitchen/breakfast room is a more recent conversion and integration of the former coach house, in which is a large family room, originally designed and constructed as music room by the previous owner. Offering incredibly versatile space with double height ceiling in part and with masses of light, this room has a multitude of potential uses to suit the new owner. Above the family room, on the first floor, is an excellent bedroom suite, independent from the first floor of the main part of the house, giving additional versatility for guest or staff accommodation.











On the first floor a fine sweeping staircase leads from the reception hall to the spacious landing giving access to the master bedroom and three further bedrooms, all of generous proportion and with wonderful views across the gardens and open countryside. There are three bath/shower rooms, two of which are recently upgraded to an excellent standard of finish. In addition to this there is a separate suite of bedroom and bathroom directly above the family room.

From the main landing leads a short corridor to the secondary staircase providing access to the ground floor and attic. The attic comprises a pretty bedroom, bathroom and particularly large room currently used as a kitchen/sitting room, which could easily be a nanny flat. The kitchen area is beautifully fitted and the room offers a degree of versatility, depending on the owner's requirements.

GARDENS AND GROUNDS

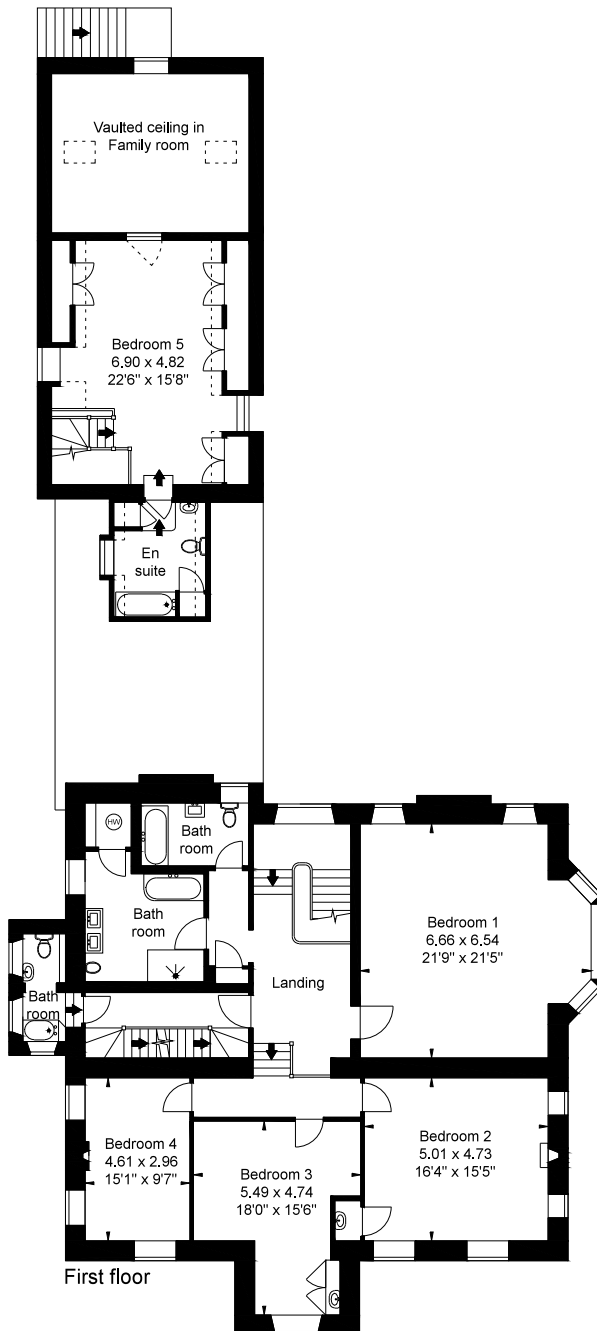
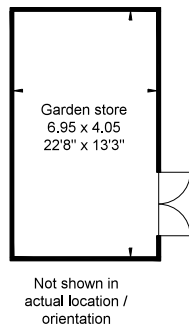
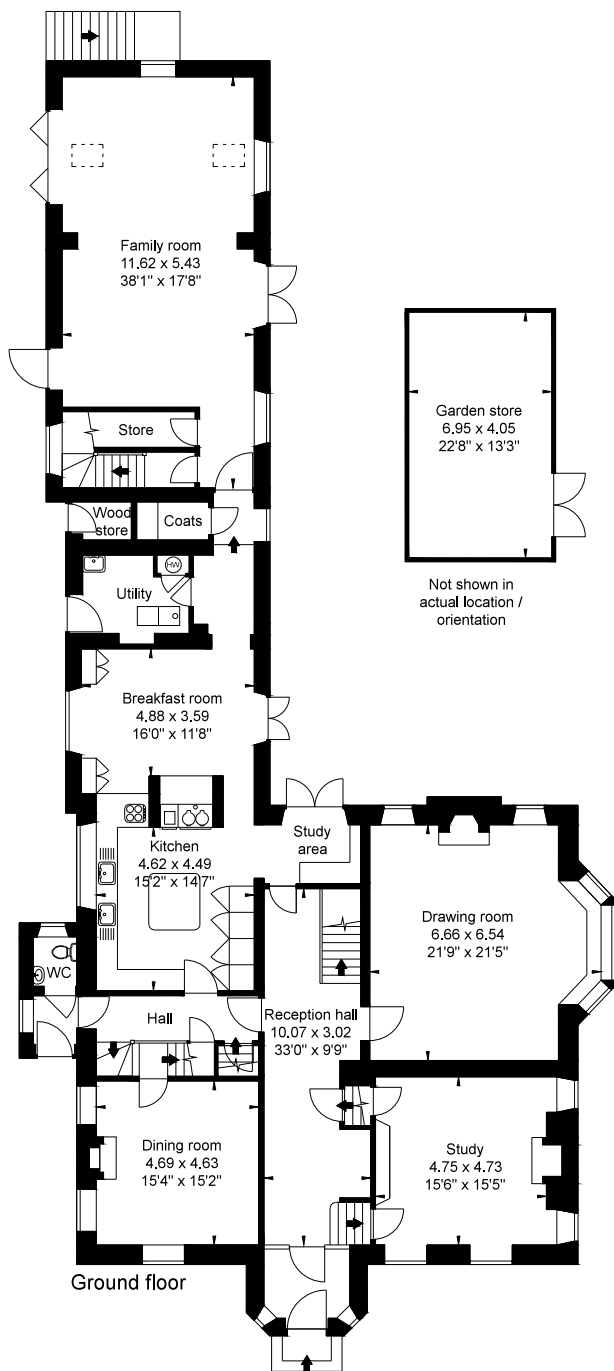
The gardens are beautifully laid out with formal compartments of parterre and neatly clipped hedges, flower and rose borders which are

arranged close to the house and terraced areas, providing an ideal setting for relaxing or entertaining on the terrace or in the garden. There are number of open lawn areas and an impressive avenue of trees running alongside the secluded tennis court. To one edge of the gardens, beside the drive, runs the river Coln, over which a pretty bridge crosses allowing access to the gravelled drive at the front of the house.

In summary, The Old Rectory is a wonderful home with excellent accommodation for both formal entertaining and relaxed modern living. Beautifully positioned within its own gardens and grounds of about three acres and surrounded by the pretty, undulating Cotswolds countryside with glorious views and offering an attractive country lifestyle in a manageable home with excellent access to Cheltenham.

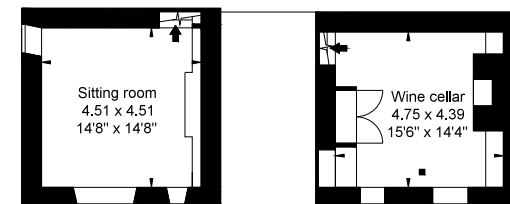
The floor plan enclosed within the brochure shows the accommodation in further detail.



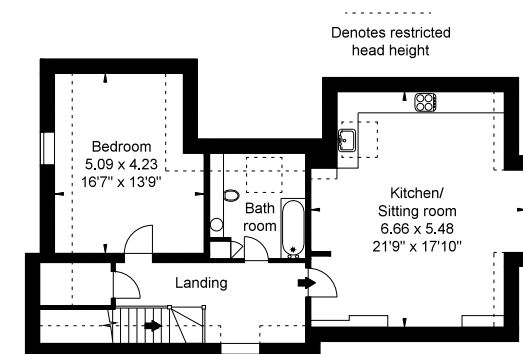


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Approximate Gross Internal Area:
House: 616 sq.m. / 6632 sq.ft.
Garden Store: 28 sq.m. / 303 sq.ft.
Total: 644 sq.m. / 6935 sq.ft.

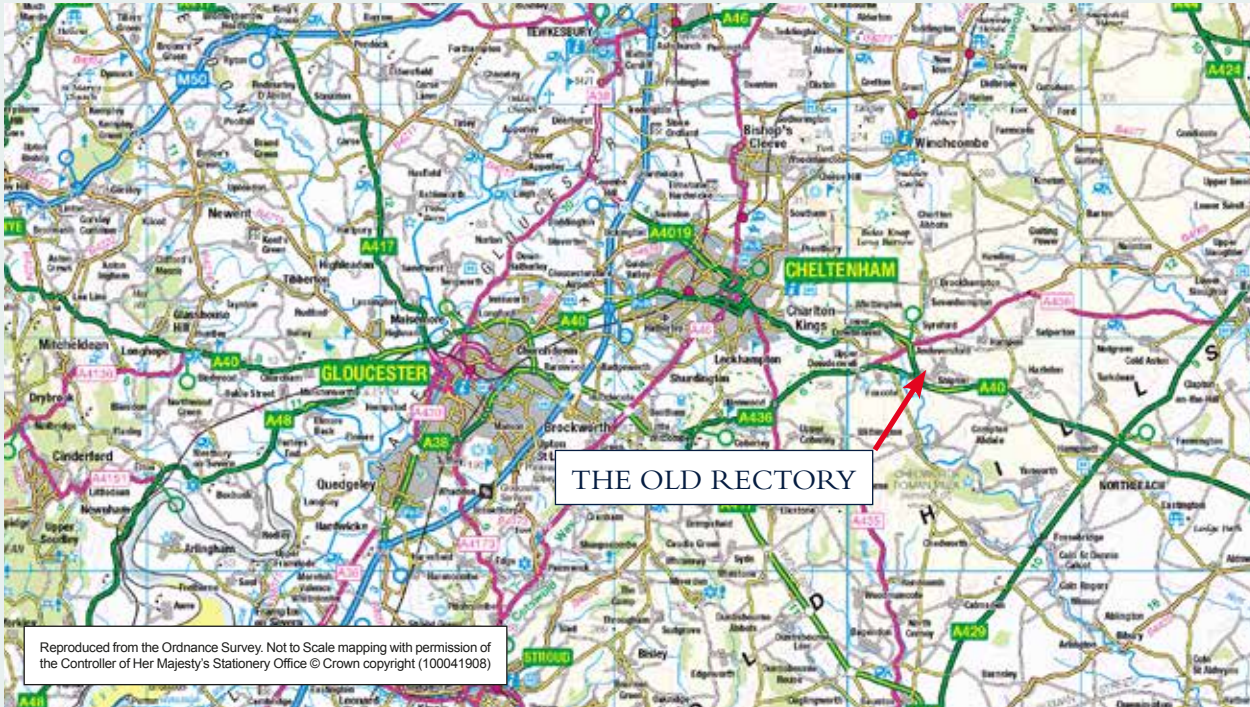


Lower ground floor



Second floor flat





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HISTORIC ENGLAND

The Old Rectory is Listed Grade II.

TENURE

Freehold

SERVICES

Electricity: Mains supply
 Water: Mains supply
 Drainage: Private
 Heating: Oil-fired central heating
 Broadband: Fibre optic available

FIXTURES & FITTINGS

All fitted carpets, fixed light fixtures (excluding two chandeliers) and curtains are included.

LOCAL AUTHORITY

Cotswold District Council.
 Tel: 01285 623 000.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way both public or private, all easements and wayleaves whether specifically referred to or not. As shown on the sale plan, there is a public footpath located away from the house, which crosses on to the property and is identified within the sale plan.

VIEWINGS

All viewings are strictly by appointment through Savills.

DIRECTIONS (GL54 4HU)

From Oxford take the A40 westwards towards Cheltenham. At the Northleach roundabout with the A429 pass straight over and continue for a further four miles and then take the right hand turn signposted to Shipton. Continue through Shipton on to Shipton Oliffe for about 0.5 miles and the drive entrance to The Old Rectory is on the left between stone piers.



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 LIC: 07747 THE OLD RECTORY Date: 11/06/2020
 The Cartographic & Design Team, Wessex House, Winchester, Dorset, BH1 1PB Tel: 01202 095900
 The rights of way shown on this plan are for indicative purposes only. For legal purposes refer to the definitive rights of way map.

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