

THE RETREAT

MAUGERSBURY • CHELTENHAM • GLOUCESTERSHIRE



savills





THE RETREAT

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One of the finest views in the North Cotswolds.

Stow-on-the-Wold 1 mile • Moreton-in-Marsh 4 miles
Kingham 5 miles (mainline station to London/Paddington from 85 minutes)
Broadway 10 miles • Burford 10 miles • Cheltenham 18 miles • Oxford 28 miles • Stratford-upon-Avon 18 miles
(all distances and times are approximate).

Main house:

entrance hall • sitting room • dining room • garden room • kitchen/breakfast room
utility/boot room • study one • study two • secondary kitchen • cloakroom
four bedroom suites • two further bedrooms with shared bathroom.

Flat:

sitting/dining room • galley kitchen • bedroom and bathroom.

Garaging:

four car garage • utility/boot room and WC.

Stabling:

five stables and three store/tack rooms.

Gardens and land.

About 10 acres.

Additional grazing land available by separate negotiation.



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



SITUATION AND COMMUNICATIONS

- Nearby Stow-on-the-Wold is a charming market town and provides a primary school, specialist shops, banks, library, doctor's surgery, veterinary surgery and a supermarket.
- Within the Cotswold Area of Outstanding Natural Beauty.
- Strategically located just off the north/south Fosse Way and near to the A40/M40 to London and the A44 Oxford to Worcester east/west trunk road.
- The area is well served by excellent hotels and restaurants.
- Stow-on-the-Wold benefits from a primary school whilst The Cotswold School, an academy school (11 to 18), is located in Bourton-on-the-Water.
- Oxford and Cheltenham are very accessible and provide a number of first class educational establishments.
- Mainline railway stations at Moreton-in-Marsh and Kingham which service London Paddington, Oxford, Worcester and Hereford.









THE RETREAT

Situated in an elevated south-east facing position, The Retreat offers beautifully presented accommodation arranged over two floors with the majority of rooms enjoying arguably one of the finest views in the Cotswolds. All the rooms are well proportioned with good ceiling heights and offer a feeling of space and light throughout.

The stylish accommodation provides for extremely versatile modern living with family or equestrian life in mind. The heart of the home is a wonderful L-shaped kitchen/breakfast room with gas Aga and a range of integrated appliances. Adjoining the kitchen is a superb oak framed garden room with bi-fold doors overlooking open countryside. The formal dual aspect dining room and well-proportioned triple aspect sitting room with wood burning stove also enjoy far reaching rural views. There is a useful secondary kitchen and a boot room which provide additional storage. The bedroom accommodation is superb with four bedroom suites and two further bedrooms, accessed via a separate staircase, which share a bathroom.

A delightful courtyard garden with oak pergola leads you to the equestrian facilities comprising five spacious stone and blockwork stables and three store/tack rooms. Combined with approximately nine acres of paddocks approached by the adjacent pathway, they provide exceptional equestrian potential.

Adjoining the stables is the garaging which provides heated parking for four cars. A door leads to a utility room and WC. Above the garaging is a self-contained flat providing a sitting/dining room, galley kitchen, bedroom and bathroom. There is also an external door allowing access to the utility room and flat without the need to walk through the garaging.

The property is approached over a gravel drive which terminates to the side of the house. The property is complemented by a mature garden which adjoins open countryside with immediate access to wonderful walking along a network of footpaths.

This is a special opportunity to acquire a superb country property in a wonderful setting with valuable equestrian amenities just a pleasant stroll away from Stow-on-the-Wold's Market Square.



THE RETREAT

Approximate Gross Internal Area:
Main House: 425.2 sq.m. / 4577 sq.ft.

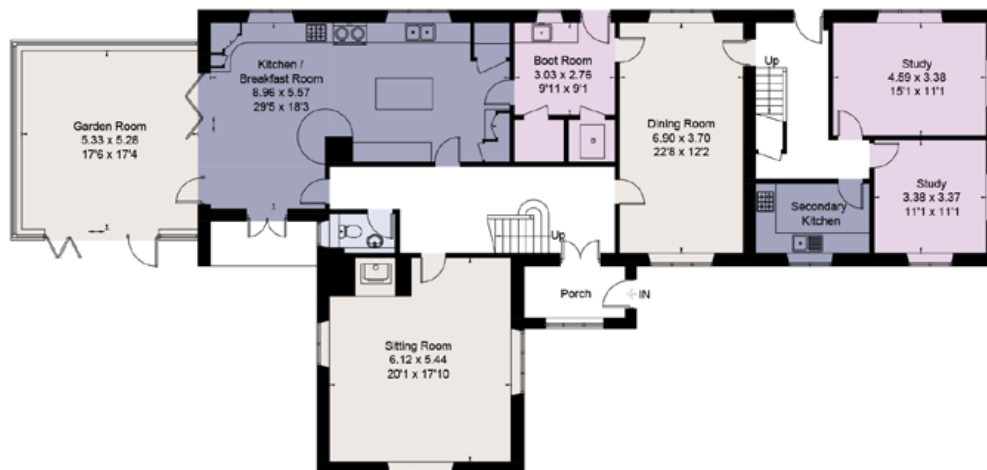
Garage: 73.5 sq.m. / 791 sq.ft.

Courtyard Buildings: 193 sq.m. / 2077 sq.ft.

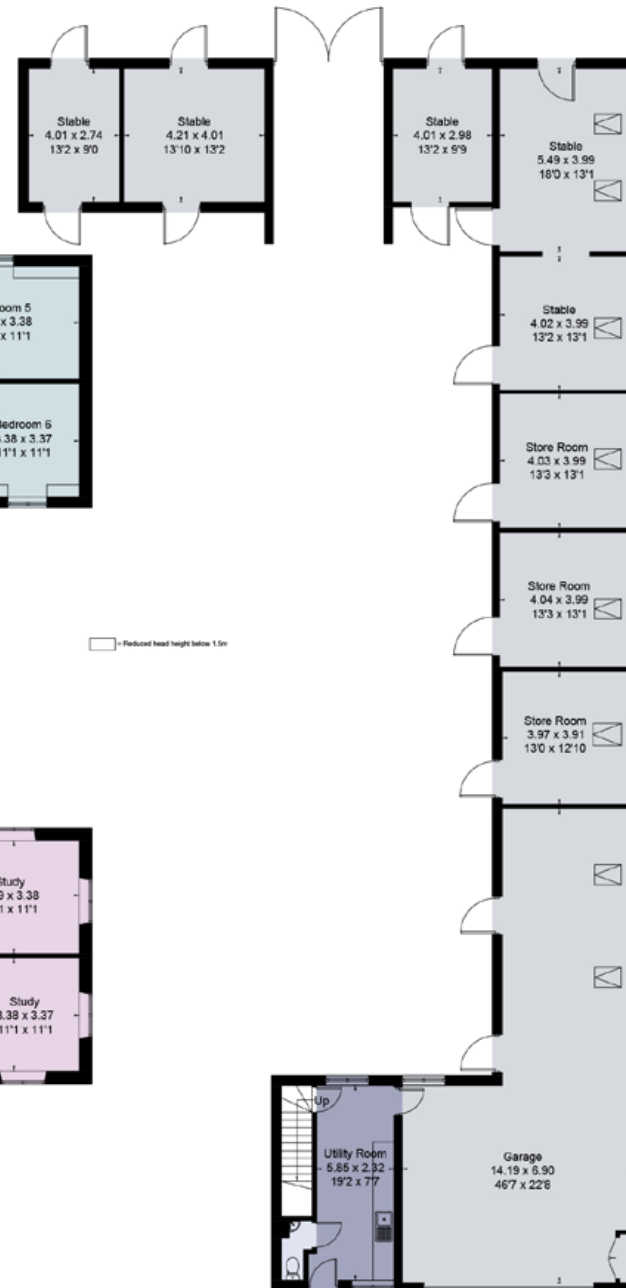
Total: 691.7 sq.m. / 7445 sq.ft.



First Floor



Ground Floor

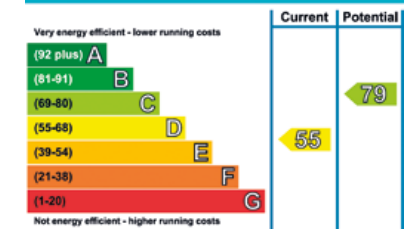


(Not Shown in Actual Location / Orientation)

Courtyard Buildings - Ground Floor

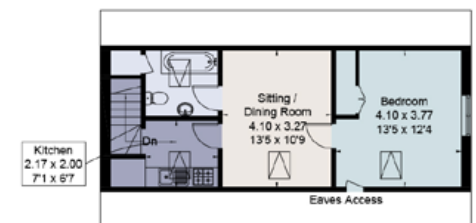
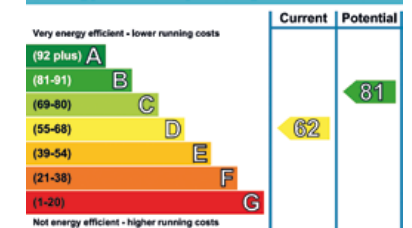
The Retreat EPC

Energy Efficiency Rating



Courtyard Buildings EPC

Energy Efficiency Rating



Courtyard Buildings - First Floor





GENERAL INFORMATION

LOCAL AUTHORITY

Cotswold District Council. Telephone 01285 623000.
Council Tax Band G.

SERVICES

Water, electricity and gas are connected. Private drainage.
Gas fired central heating. Telephone line subject to
BT transfer regulations.

TENURE

Freehold with vacant possession upon completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

DIRECTIONS GL54 1HP

From Stow-on-the-Wold take the A436 towards Chipping Norton. Before leaving the town bear right signposted Mangersbury. On entering the village follow the road to the right and continue until the No Through road sign. Proceed straight ahead and the entrance to The Retreat is through a pair of white gates on your left.

VIEWING

Strictly by prior accompanied appointment with Savills.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full report can be viewed via Savills.
EPC rating C.

Particulars prepared: July 2019.
Photographs taken: June 2019.

IMPORTANT NOTICE:

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