



A handsome Grade II listed village house

Oxlease House, Maugersbury, Cheltenham, Gloucestershire, GL54 1HP

Freehold



View from bedroom 4/study



Dining room • sitting room • kitchen • cloakroom
 • four bedrooms (one en suite) • two further bathrooms
 • Stone barn comprising garden room • kitchen
 • mezzanine bedroom and shower room • Gardens and parking.

Mileages

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).

Situation and Communications

Maugersbury is a sought after village located a mile from Stow-on-the-Wold. The village is built predominantly of Cotswold stone properties, many of which enjoy wonderful views to the south. Stow-on-the-Wold and Moreton-in-Marsh provide everyday services including shopping, recreation and schooling. The renowned organic farm shop at Daylesford is also nearby. Oxford and Cheltenham are also within easy reach offering a wider range of educational, cultural and leisure amenities.

Schooling in the area is outstanding with a range of state and private schools including The Cotswold School, Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', the Oxford schools (including The Dragon, Summerfields and St Edwards) and Radley College.

There is a wonderful network of bridleways and footpaths in the area and historic houses to

visit. Sport facilities include racing at Cheltenham, rugby at Stow-on-the-Wold and golf at Naunton Downs.

Communications are good with road connections to the M40 to the east and M5 to the west. Trains to London run from Moreton-in-Marsh and Kingham. Kingham railway station provides a direct rail link to Worcester and the North, Oxford and London Paddington to the south.

Oxlease House

Oxlease House is a spacious and well-presented Grade II listed former farmhouse dating from the seventeenth-century with later additions. The light and airy accommodation is set out over three storeys. The property retains many period features including stone mullion casement windows, exposed timbers and plank doors.

The heart of Oxlease House is the welcoming kitchen which provides a natural and sociable hub for family life and has a door opening to the garden. The sitting room is the perfect place to relax in front of the fireplace with wood burning stove and flagstone floor. Between the kitchen and sitting room is a double aspect dining room. Also on the ground floor is a cloakroom.



Stairs rise from the sitting room to the second floor where there are two bedrooms. One is an en suite double bedroom with exposed beams and the second is a double aspect double with separate family bathroom. Bedroom three with vaulted ceiling, wonderful roof trusses and en suite bathroom is situated on the second floor along with bedroom four/study. There are wonderful rural views from the second floor bedrooms.

Situated across the garden is a stone barn which comprises a garden room, kitchen, mezzanine bedroom and shower room.

The property is approached over a gravel drive which provides parking. The property is entered from the rear of the property which is reached via a paved pathway. The garden lies to the rear of the property and is laid to lawn with well-stocked beds, a raised terrace and log store.

The property will appeal to a broad audience of buyers including those who work from home or would like to generate additional income.

General Information

Local Authority

Cotswold District Council.
Telephone 01285 623000.
Council Tax Band to be advised.

Services

Mains water and electricity are connected. Septic tank shared with Maugersbury Court. 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 the Fosseway in Stow-on-the-Wold take the A436 in an easterly direction through the town and after approximately 500 yards take the right hand fork in the road towards Maugersbury. As you enter the village bear around to the right hand side and continue through the village and just before the 'No through road' sign bear right between the two stone pillars. Climb the hill and Oxlease House will be found on the left hand side.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: June 2020. Photographs taken: June 2020.





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Approximate Area 214.7 sq m / 2311 sq ft

Including Limited Use Area (22.5 sq m / 242 sq ft)

Outbuilding 30.5 sq m / 328 sq ft (Excluding Void)

Total 245.2 sq m / 2639 sq ft



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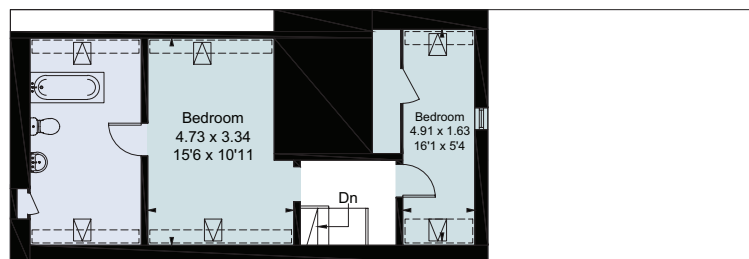
savills.co.uk

David Henderson

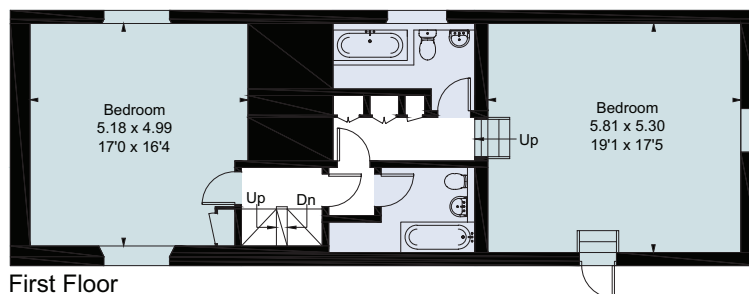
Savills Stow-on-the-Wold

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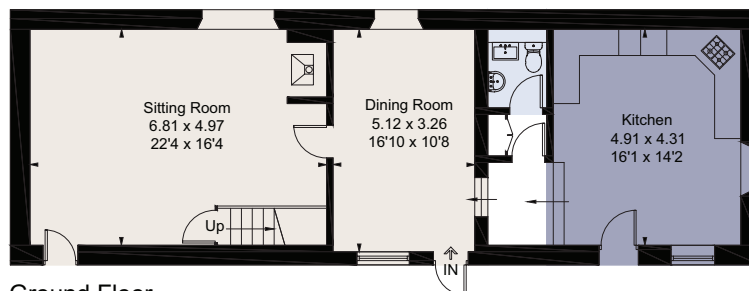
stow@savills.com



Second Floor



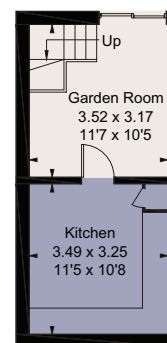
First Floor



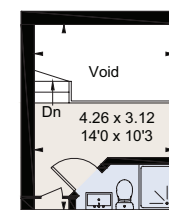
Ground Floor



□ = Reduced head height below 1.5m



Outbuilding
Ground Floor



Outbuilding
First Floor

For identification only. Not to scale. © 200603DH

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