



A detached village house in landscaped gardens

Harp Farm, Roman Way, Bourton-on-the-Water, Gloucestershire, GL54 2HA

Freehold



Entrance hall • sitting room • dining room • study
• kitchen/breakfast room • utility • cloakroom • two
bedroom suites • two further bedrooms • family
bathroom • gardens • outbuildings • garage.

Distances

Stow-on-the-Wold 4 miles,
Cheltenham 14 miles,
Cirencester 16 miles, Kington
(mainline to London
Paddington from 85 minutes)
8 miles (all distances and times
are approximate).

Situation and Communications

Bourton-on-the-Water
provides for everyday
amenities such as libraries,
shops and restaurants. There is
a Post Office and several cash
points. Nearby Stow-on-the-
Wold has two banks. The larger
centres of Cheltenham and
Cirencester provide more
extensive cultural, shopping
and leisure facilities.

There is an excellent range of
state and private schools in the
area. The Cotswold School is
consistently ranked as one of
the highest performing
comprehensive schools in the
country, situated about 300
metres from Harp Farm. It is
OFSTED rated as Outstanding
and attracts students from
across the Cotswolds. There is
Cheltenham College and
Cheltenham Ladies College,
also an excellent range of
schools in and around Oxford.

Sporting opportunities in the
area including fishing and
shooting. There are golf
courses at Naunton Downs,
Burford and Lyneham and
National Hunt Racing at
Cheltenham. There are fine
local walks via an abundance of

bridleways and footpaths for
the horse riding and walking
enthusiast.

There is fast access to
Oxford and London via the
A44/M40 or the mainline
stations at Kington and
Moreton-in-Marsh serving
Oxford, London/Paddington
and the Midlands.

Harp Farm

Harp Farm is situated at the
village end of Moor Lane which
is a private road off Roman
Way. Moor Lane leads to the
Oxford Way footpath and goes
over Greystones Farm which is
owned by the Gloucestershire
Wildlife Trust. Subsequently
there are miles of wonderful
walks on the doorstep. Within a
few hundred metres is a
doctor's surgery, community
centre, the Cotswold School,
leisure centre and supermarket.
The location offers both
everyday amenities and open
countryside to explore.

The central part of the
property was built in about
1690 and was a farmhouse with
dairy and farmyard. The
property was extended in
about 1820 and 1920 and the
three gables seen today
represent the three stages of
construction.

The property offers
traditional, well-balanced
accommodation laid out over
two floors. The entrance hall
provides access to the principal
rooms comprising a large





sitting room with open fireplace, a formal dining room with wonderful bay window and a good size study with fitted bookshelves. The sitting room leads to the kitchen/ breakfast which is fitted with a range of country-style wall and base units. There is plenty of space for a table and chairs. The kitchen leads to the utility room with a door to the garden, which is ideal for muddy dogs and boots. There is a cloakroom within the utility room.

A staircase from the hall leads to the first floor comprising four excellent bedrooms, three with fitted cupboards. Two of the bedrooms have en suite shower rooms whilst bedrooms three and four share a well-appointed bathroom.

Harp Farm sits centrally within its plot with gardens to both the front and rear. A driveway leads through the front garden to the double garage which lies adjacent to the house. The front garden is mainly laid to lawn with a footpath winding to the front door. The rear gardens are mature with well-stocked beds and a paved terrace for al fresco dining.

The stable and cowsheds are perfect for storage but also offer great scope for anyone wishing to convert them to create a home office, granny annexe or bed and breakfast accommodation, subject to the usual consents.

General Information

Local Authority

Cotswold District Council.
Telephone 01285 623000.

Services

Mains electricity, water and drainage. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Directions GL54 2EW *

From Stow-on-the-Wold proceed along the A429 Fosseyway in a southerly direction towards Bourton-on-the-Water. At the first left turn for Bourton-on-the-Water proceed into Station Lane and continue for about 500 metres past the Co-op. Turn left into Roman Way and continue for about 90 metres. Turn right into Moor Lane and the property will be found after about 10 metres on the left hand side.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared:
September 2020. Photographs taken: September 2020.

* Please enter GL54 2HA into your SatNav. This postcode will take you to the property.

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Approximate Area 234.4 sq m / 2523 sq ft

Outbuilding 77.4 sq m / 833 sq ft

Garage 28.3 sq m / 305 sq ft

Total 340.1 sq m / 3661 sq ft

Including Limited Use Area (1.9 sq m / 20 sq ft)



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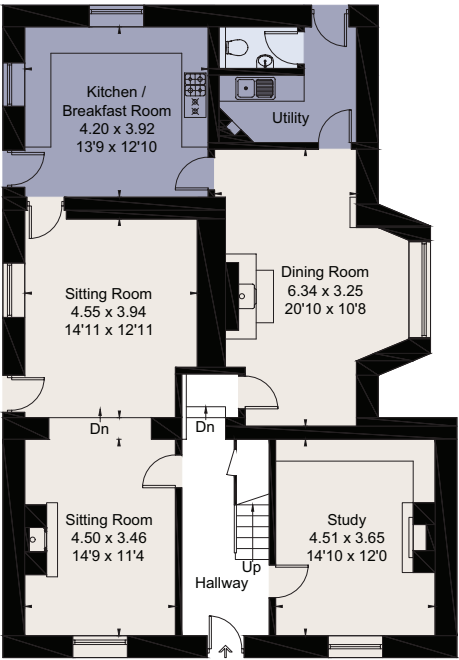
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David Henderson

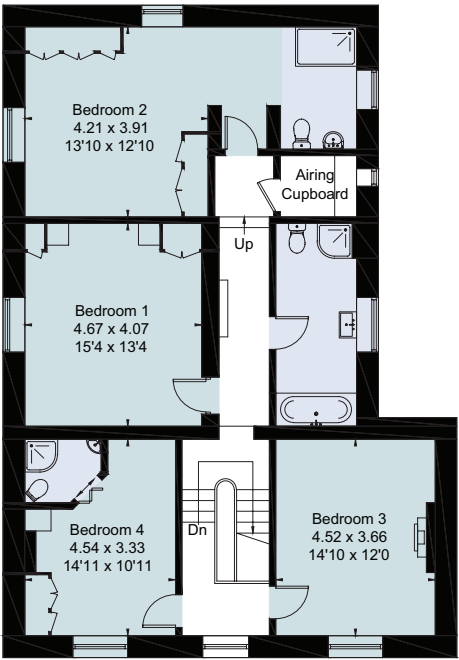
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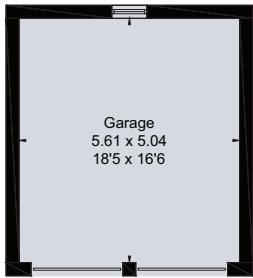
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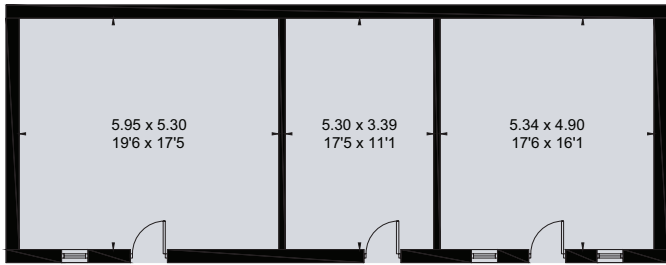
Ground Floor



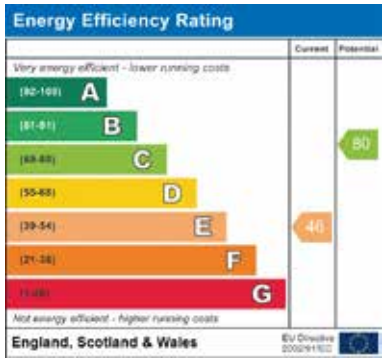
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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