



A detached period cottage with land and views.

Tally Ho, Condicote, Cheltenham, Gloucestershire, GL54 1ES

Freehold



Tally Ho: Entrance porch • Sitting room • dining room • Snug • Kitchen/breakfast room with Aga • Pantry • Cloakroom/utility • Boot room • Principal bedroom with en suite bathroom • Guest bedroom with dressing room and en suite shower room • two further bedrooms and shower room.

Annexe: Sitting/kitchen/dining room • two bedrooms • Shower room.

Delightful mature gardens and grounds • Garage • Range of traditional stone outbuildings with potential for conversion subject to planning • Paddock • Glorious views over Cotswold countryside • In all about 1.6 acres.

Distances

Stow-on-the-Wold 3½ miles, Moreton-in-Marsh (mainline station to London Paddington in 90 minutes) 6 miles, Broadway 7 miles, Cheltenham 14 miles, Stratford-upon-Avon 24 miles, Oxford 32 miles (all distances and times are approximate).

Situation and Communications

The small unspoilt and historic village of Condicote is situated about three-and-a-half miles north west of Stow-on-the-Wold, in a rural part of the North Cotswold Hills, not directly on the tourist route. The village has a thriving community with a village hall, a nursery school and the small parish church of St Nicholas. Nearby Stow-on-the-Wold provides speciality shopping, banks, a library and supermarket.

The larger centres of Cheltenham, Stratford-upon-Avon, Oxford and Moreton-in-Marsh provide more extensive leisure, cultural and shopping facilities and first class schooling in both the private and state sectors.

The Cotswolds' year is packed with events, ranging

from world famous international festivals like Cheltenham Literature Festival or Cheltenham Gold Cup Week to major musical events like the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring music, exhibitions, arts and literature festivals, theatrical productions.

Sporting opportunities in the area are excellent with riding, fishing and various traditional field sports. There are golf courses at Broadway, Naunton Downs, Burford and Lyneham. National Hunt Racing is at Stratford-upon-Avon and Cheltenham. Stratford-upon-Avon is also home to the world renowned RSC. There are fine walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast.

The A429 (Fosse Way) provides excellent links to the A40 and M40 as well as the M5 at Cheltenham via the A436. There are regular train services to London Paddington, Oxford and the Midlands from Moreton-in-Marsh (6 miles) taking about 90 minutes.





Tally Ho

Originally a traditionally built Cotswold stone cottage dating from the eighteenth century, the property has been sympathetically enlarged over time. As such the property now offers a charming and delightful family home. The property retains the usual period features including flagstone floors, exposed wall and ceiling timbers and window seats.

In brief the refurbished accommodation comprises a delightful south facing sitting room with attractive fireplace and inset wood burning stove. A pair of double doors leads to a useful snug which in turn links to a well-proportioned dining room enjoying a delightful double aspect. Sliding doors open to a raised viewing deck. There is a superb kitchen/breakfast room with extensive handmade cupboards and drawers, granite work surfaces and a three oven Aims controlled electric Aga. There is a sizeable walk in pantry with a good range of shelving. Also on the ground floor is a useful boot room leading to a cloakroom/utility. On the first floor are four excellent bedrooms. The principal bedroom enjoys a fine double aspect with a Juliet balcony taking full advantage of the views. There is a substantial and luxurious en suite bathroom. The guest bedroom has a well-appointed dressing room and an attractive shower room. There are two further bedrooms with a southerly aspect and a family shower room.

A particular feature of the property is the detached annexe providing stylish accommodation for friends and family. The annexe is also ideal as a means of generating additional income as a holiday let or rural office.

The property takes full advantage of its outstanding position within a substantial plot and enjoys exceptionally glorious rural views over rolling Cotswold countryside.

Gardens and Grounds

Tally Ho is approached from the village lane through a pair of painted timber field gates and into a driveway which terminates in gravelled parking to the south side of the property. There is a double bay garage with attached bin and log store. There are established gardens and grounds which are partly walled and comprise areas of lawn with mature trees and shrubs to the boundaries. There is a dedicated area for growing fruit and vegetables.

There is a small turnout paddock lying to the side of the drive. To the corner of the garden are two former stone cart sheds which provide scope for further work and could be converted and enlarged to provide a home office or ancillary accommodation.

Local Authority

Cotswold District Council.
T: 01285 623000.





Planning

Planning consent obtained for "Proposed extensions and alterations" under reference 20/00130/FUL dated 18 February 2021.

Services

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

Tenure

Freehold.

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 1ES

From Broadway take the A44 signposted Stow-on-the-Wold. Just after Longborough Farm Shop turn right signposted Luckley and Condicote. Proceed through the hamlet of Luckley towards the village of Condicote. Just before reaching the village the property will be found on the right hand side approached through painted timber gates. From Stow-on-the-Wold take the B4077 through Upper Swell turning first right signposted Condicote.

At the T-junction turn left and after a short distance turn right towards Condicote. At the next T-junction by the village hall turn right and the property will be found after approximately 50 yards on the left.

Energy Performance

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

Viewing



Strictly by prior accompanied appointment with Savills.

Particulars prepared: February 2021. Photographs taken: February 2021.

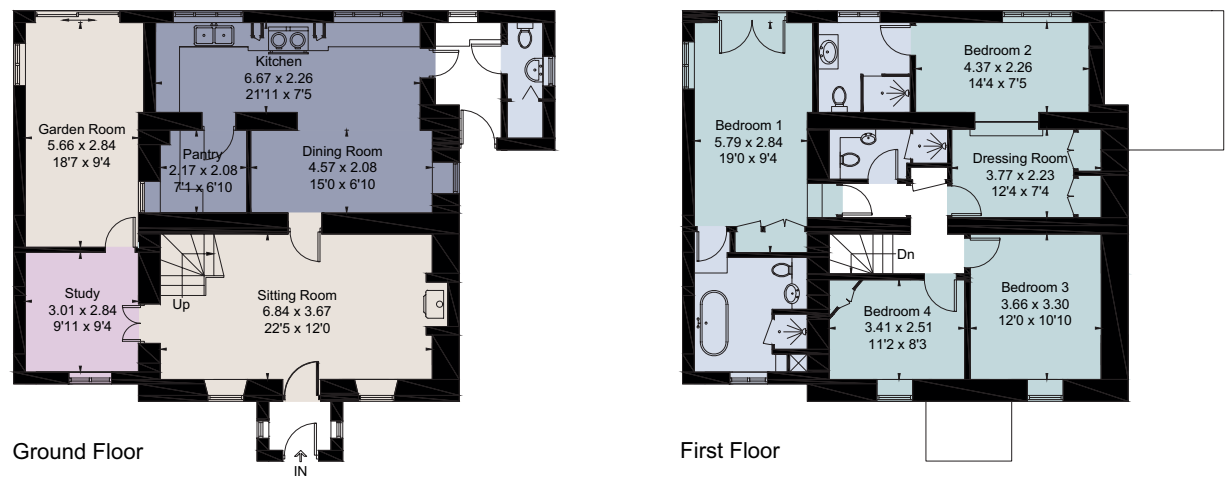
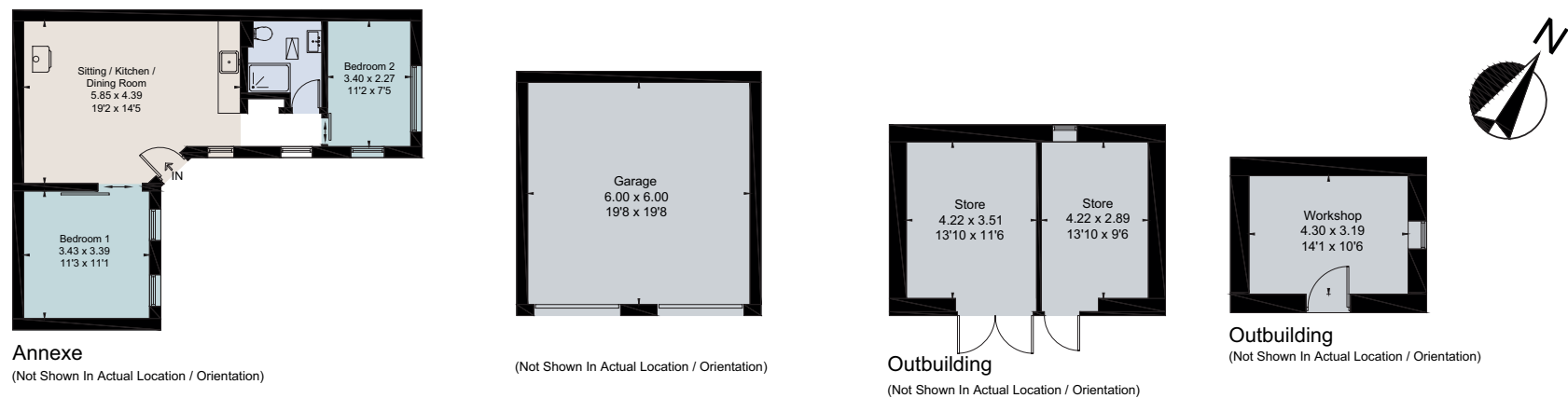




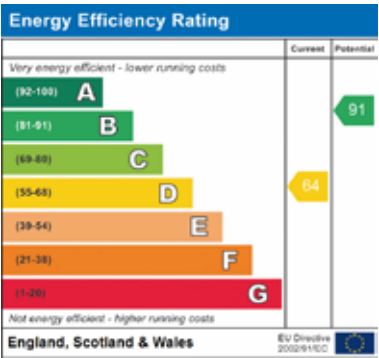
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Approximate Area 194.3 sq m / 2091 sq ft
Annexe 52.5 sq m / 565 sq ft
Garage 36 sq m / 387 sq ft
Outbuildings 43.2 sq m / 465 sq ft
Total 326 sq m / 3508 sq ft **Including Limited Use Area** (0.6 sq m / 6 sq ft)

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