



Summerhill Farmhouse
Naunton, Gloucestershire

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A wonderful family house with stunning views over the Cotswold countryside

Summerhill Farmhouse, Naunton, Gloucestershire

Stow on the Wold: 6 miles

Cheltenham: 11 miles

Oxford: 35 miles

Kingham Station: 10 miles

(Distances approximate)

- Reception hall, drawing room, sitting room, garden/dining room, study, kitchen/breakfast room, utility room, cloakroom, studio
- master bedroom with dressing room, bath & shower rooms, three further bedrooms, family bathroom
- Honey Cottage comprising: living room with open plan kitchen, bedroom & bathroom. Courtyard garden, first floor raised deck
- Hexagonal office
- Beautifully landscaped gardens with wild garden & pond
- Woodland
- Parking for several cars
- Single garage

In all about 1.75 acres



Savills Cheltenham

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Situation

Summerhill Farmhouse is situated on the edge of the picturesque and sought after village of Naunton, which lies in the Windrush Valley between Stow on the Wold and Cheltenham. The village has a Church, Chapel, golf club and cricket pitch as well as the Black Horse public house. Stow on the Wold has a variety of shops for most everyday needs whilst Cheltenham is within about eleven miles and provides an excellent range of cultural, leisure, shopping and education facilities. There is a regular train service from Kingham, about ten miles, to London Paddington in about eighty minutes.





Description

Summerhill Farmhouse is a beautiful Cotswold stone property which is believed to date from about 1750 and provides a wonderful family home, with the flexible accommodation being arranged over two floors. Many charming features have been retained throughout including flagstone, tiled and oak flooring, working fireplaces, stone mullion windows and exposed timberwork all of which enhance the character of the property.





Honey Cottage

In addition to the main house there is a delightful annexe, Honey Cottage, which has been cleverly converted from a barn, to take advantage of the views with the main living accommodation on the first floor leading to a raised deck area and also having a private courtyard. The cottage also benefits from a separate access and therefore would make an ideal holiday cottage or could be used as ancillary accommodation to the main house.

Outside

The property is approached through an automatic timber, five bar gate leading to the gravelled driveway and onwards to a turning circle and parking for several cars.

The gardens have been lovingly landscaped and are mainly laid to lawn with flower and herbaceous borders as well as incorporating a lavender walkway leading to the wild garden. Terraces outside the house provide the ideal area for al fresco dining. There is also an area of woodland and in all the property sits in about 1.75 acres.

To the rear of the property there is a paved courtyard leading to the kiln shed and a further outbuilding which has power and light connected. There is also a well from which a pump supplies the outside taps.

The attractive hexagonal office is located within the garden and has an Italian tiled floor.



Honey Cottage



Honey Cottage



Honey Cottage

Gross internal area (approx):
 House: 363 sq m (3,907 sq ft)
 Cottage: 58 sq m (624 sq ft)
 Outbuildings: 53 sq m (571 sq ft)
 Total: 474 sq m (5,102 sq ft)
 For identification only. Not to scale
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Summerhill Farmhouse

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
		56	59	48	51
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>England & Wales EU Directive 2002/91/EC</small>			<small>England & Wales EU Directive 2002/91/EC</small>		

Honey Cottage

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
		64	65	72	73
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>England & Wales EU Directive 2002/91/EC</small>			<small>England & Wales EU Directive 2002/91/EC</small>		

Services

Mains water and electricity. Oil fired central heating to the main house. Calor gas heating to the cottage.

Local Authority

Cotswold District Council. Tel: 01285 623 000.

Postcode

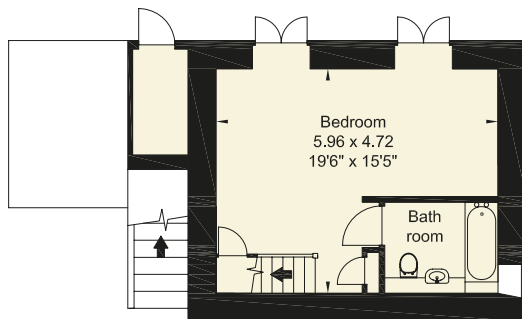
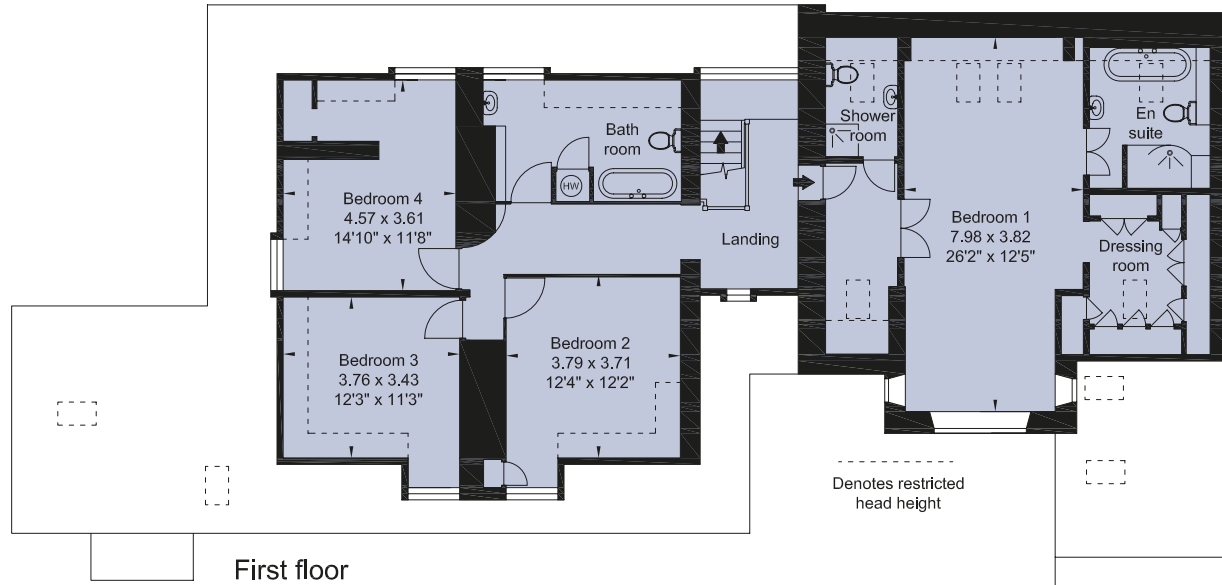
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Not shown in actual location

