



BOX FARM

Stockwell Lane | Woodmancote | Gloucestershire | GL52 9QG

HUGHES **HS** SEALEY

# Welcome to... BOX FARM

Welcome to Box Farm, a wonderful five/six bedroom detached, period family home, located in this most sought-after Gloucestershire village. Offered for sale with no onward chain and sat within 15 acres of private grounds, combining paddocks and woodland and with a suite of stables, this makes this property perfect for those with an equestrian interest, particularly with the property being within close proximity to Cleeve Hill common, with its large expanse available for hacking.

Beautifully presented and enjoying circa 4300 square feet of internal space, coupled with beautifully tended formal gardens and an array of outbuildings, Box Farm is a property that we would highly recommend visiting.

Bordering onto Cleeve Hill, the property is accessed via the driveway which in turn leads to the parking area and stable block. Within the parking area, one will find a double garage and attached, open fronted double car port, both benefiting from light and power.

Internally, the property features a central and welcoming entrance hall. With a double height roof space, stairs rising to the upper floor and a herringbone, parquet floor, the entrance sets the tone for all that one will

see on their visit to Box Farm. Doors from the hallway lead through to the living room, dining room and to the head of the room, one will find the office, which enjoys a super view over the rear garden.

The living room is lovely and light with windows to three aspects which allow views over the garden, whilst providing a focal point to the room is the open fire, which sits within the chimney breast. Like the entrance, the living room also enjoys a herringbone wood floor.

The dining room is a lovely size, again lovely and light with a window to the front elevation and French doors to the rear which allows access onto the garden. Providing a focal point to the room is the inglenook fireplace which within sits a log burning stone. A door to the side of the room leads through to the kitchen/breakfast room.

The kitchen enjoys a wealth of units and benefits from a freestanding range cooker. Furthermore, there is plenty of under unit space to allow for a wealth of under cupboard appliances. French doors from the room lead to the driveway and parking area, whilst steps to the head of the room lead up to the sitting room.

The sitting room or snug, is a lovely space that enjoys views over the garden. The room boasts a wealth of fitted cupboards and provides access to the attached barn, which has been converted into what is now the family room.

The family room is an exceptional space. With a double height ceiling and floor-to-roof-line windows, the room enjoys a wealth of natural light. Doors to the front elevation lead out to the parking area and stable block whilst a second set of doors lead through to the formal gardens. The room is completed by a wood floor and stairs that turn and rise to the upper level.

The first-floor landing, accessed by either stairwell located in the entrance hall or family room, allows access to all the bedrooms and the three bathrooms.

All the bedrooms are double rooms, and all enjoy a view with a majority benefiting from fitted bedroom furniture.

Of the bathrooms, one room enjoys both a separate bath and walk-in shower whilst the other two are purely shower rooms.























# Explore outside... BOX FARM

Externally, the grounds that the property enjoys are idyllic. The formal gardens wrap around three sides of the property and feature expansive lawns, seating areas and well-stocked flower beds, whilst within the garden is a fine selection of mature trees and shrubs. From the garden, views over the lower paddocks are enjoyed, where at present one can see horses quietly grazing.

The grounds that Box Farm enjoy continue up the hill and offer a combination of grazing pasture and woodland. Separated into five sections by post and rail fencing, the areas are named as:

• Jennings measuring 2.57 acres • Knotbridge measuring 4.30 acres • Penducks measuring 2.42 acres • The Bracken measuring 3.61 acres • Longhill which is the smallest area measuring 1.14 acres.

Finally, the stable block is separated into two elements with the lower stable block comprising of four boxes and the upper block having a further three boxes.

## LOCATION

The village of Woodmancote offers endless opportunities for riding, walking and outdoor pursuits with local amenities including a Primary School, two public houses, The Apple Tree and The Rising Sun plus Cleeve Hill Golf Club. Within close proximity to the village are Winchcombe, Bishops Cleeve and Prestbury, enjoying further primary and secondary schools, library, doctors, dentists and shopping amenities.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa. Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar. Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares. For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has

a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

## KEY FEATURES

- A wonderful five/six bedroom family home, offered for sale with no onward chain
- The property sits within private grounds being circa 15 acres, comprising paddock and woodland
- The property enjoys a range of outbuildings to include stable block, garaging and double car port
- An ideal for those looking for a property to suit equestrian needs
- In total, the property enjoys circa 4300 square feet of internal space
- On the ground floor, the property features four receptions rooms
- Further rooms to the ground floor include the kitchen, office, laundry room and cloakroom
- On the first floor are five formal bedrooms plus bedroom six/office space
- Completing the accommodation are the three bathrooms
- A property that must be viewed to fully appreciate all that is on offer

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL52 9QG. Upon arrival, the property can be identified by our For Sale sign.















GROSS INTERNAL AREA  
 TOTAL: 408 m<sup>2</sup>/4,388 sq ft  
 GROUND FLOOR: 210 m<sup>2</sup>/2,261 sq ft, FIRST FLOOR: 198 m<sup>2</sup>/2,127 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

HUGHES  SEALEY