

# RADNOR MARTIN

L O N D O N   &   T H E   C O T S W O L D S

FURLONG FARM HOUSE  
NETHER WESTCOTE | GLOUCESTERSHIRE





# FURLONG FARM HOUSE

NETHER WESTCOTE | GLOUCESTERSHIRE  
OX7 6SD

*'well-appointed detached village house standing in charming landscaped gardens and grounds which extend to just under an acre'*

Stow on the Wold 4 miles | Burford 5 miles | Kingham Train Station 4 miles  
Oxford 24 miles | Cheltenham 25 miles  
*all distances are approximate*

detached village house | reception hall | drawing room  
open plan kitchen/dining room | boot room/utility | downstairs WC  
principal bedroom with ensuite bathroom | four further bedrooms  
family bathroom | bright garden room/playroom | landscaped gardens  
ample parking

### *the finer details*

**services** Mains water, electricity and private drainage. Oil fired central heating  
**tenure & possession** Freehold and offers vacant possession  
**fixtures & fittings** May be acquired by separate negotiation  
**local authority** Cotswold District Council  
**council tax** Band D  
**viewing arrangements** By appointment with Radnor Martin  
**energy performance certificate** Energy Performance rating – D  
**what three words** ///clap.dote.skylights

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## *description*

Furlong Farm House is a substantial and well-appointed detached village house standing in charming landscaped gardens and grounds which extend to just under an acre. Built circa 1900, the limewashed brick property has been a wonderful family home and has undergone considerable refurbishment over the years. The house benefits from good ceiling height throughout, offering spacious and bright accommodation over two floors. Additionally, it offers further potential to extend significantly subject to planning.

The accommodation is arranged over two floors and comprises: reception hall with flagstone floor, a bespoke Plain English kitchen with handmade units and Rangemaster double oven with 5-ring induction hob. This opens into a dining area with French doors to the terrace and underfloor heating. The drawing room with stone fireplace is dual aspect and is a lovely room for more formal entertaining. There is also a garden room, which currently serves as a further reception room. On the first floor is a wonderful dual aspect principal bedroom suite complimented by an en-suite bathroom with four additional bedrooms and a family bathroom.

The current owners secured valuable planning permission under the design of award-winning architects Tyack Architects, for a single-story side extension and rear two-story extension to provide additional storage (now lapsed), a generous garden room and reconfiguration of the first floor to provide an even larger master bedroom suite while retaining four further bedrooms.

The property is set back from the lane behind a Cotswold stone wall with ample space for parking. The garden to the front is landscaped around a mature apple tree with herbaceous borders complimented by topiary Box, Yew and Beech. The substantial rear garden, mainly laid to lawn with Beech hedging, is south-facing and enjoys summer sun all day. Clipped Holm Oaks and decorative oak gates lead to a kitchen garden with quince tree; running parallel to the kitchen garden, an allée of Crab-apples underplanted with snowdrops, crocuses, and narcissi continues to an orchard with garden store. Here, a romantic wild-flower meadow provides a haven for natural life, including butterflies, dragonflies, insects, and birds.

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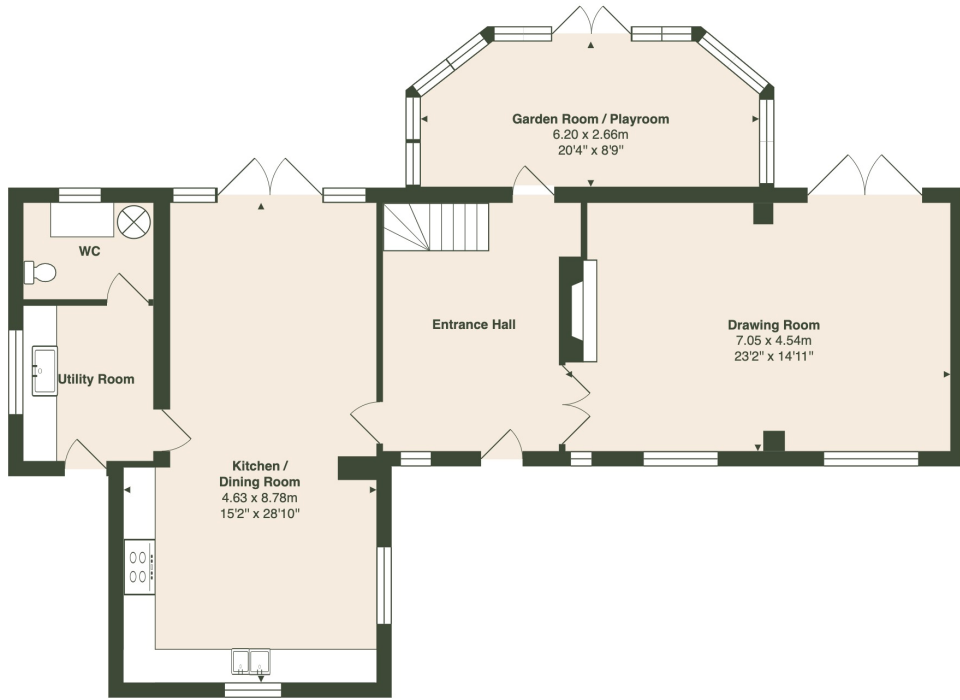




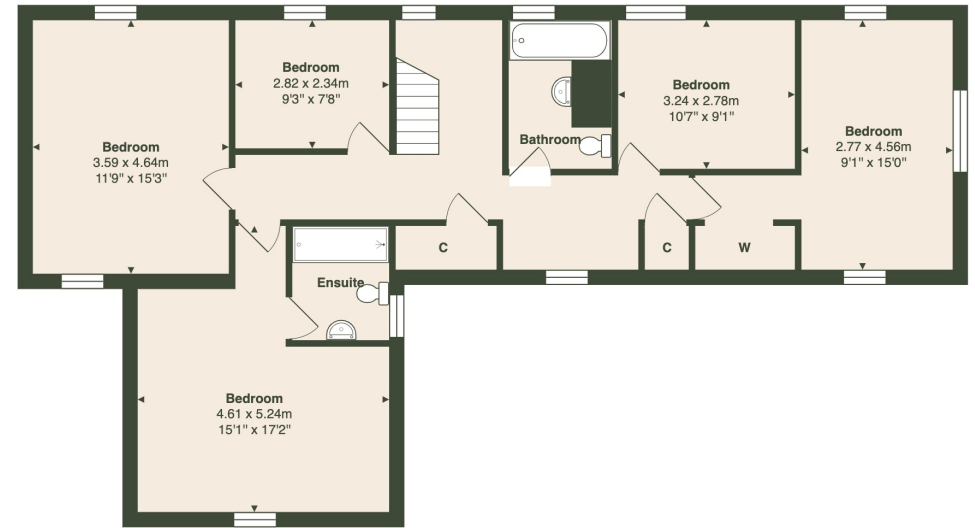
### *area*

Nether Westcote is a small attractive Cotswold village with a renowned gastro pub, The Feathered Nest and a Parish Church in nearby Church Westcote. The popular market towns of Bourton-on-the-Water and Stow-on-the-Wold both offer excellent amenities such as schools, petrol stations, banks, libraries, doctors' surgeries and supermarkets. Located just four miles from Kingham Station with Daylesford Organics and 16 miles from Soho Farmhouse which offers exclusive leisure amenities. The village provides various monthly social gatherings that meet at The Feathered Nest. Book Swap with coffee and cake the first Thursday of the month in the Methodist Chapel and throughout the year shows are put on in the Village Hall in Church Westcote. A quarterly 'Supper Club'. To help support the Village Hall there is a village Lottery with winners each month taking half of the contributions by the subscribers. Excellent road and rail communications with the north south A429 and east-west A40 providing access to larger towns centres. Regular train service to Oxford, and London from Kingham. Range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies College in Cheltenham and a wide choice of schools in and around Oxford plus The Cotswold School in Bourton-on-the-Water and Burford School in Burford. Leisure and sporting pursuits include golf courses are Naunton Downs, Chipping Norton and Burford. There are National Hunt racecourses at Cheltenham and Stratford-upon-Avon. The area offers a wealth of fine houses and gardens to visit and an abundance of wonderful walks and bridleways. The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Festival, as well as a busy events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

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Ground Floor



First Floor

Approx. Gross Internal Area: 209.8 m<sup>2</sup> ... 2258 ft<sup>2</sup>

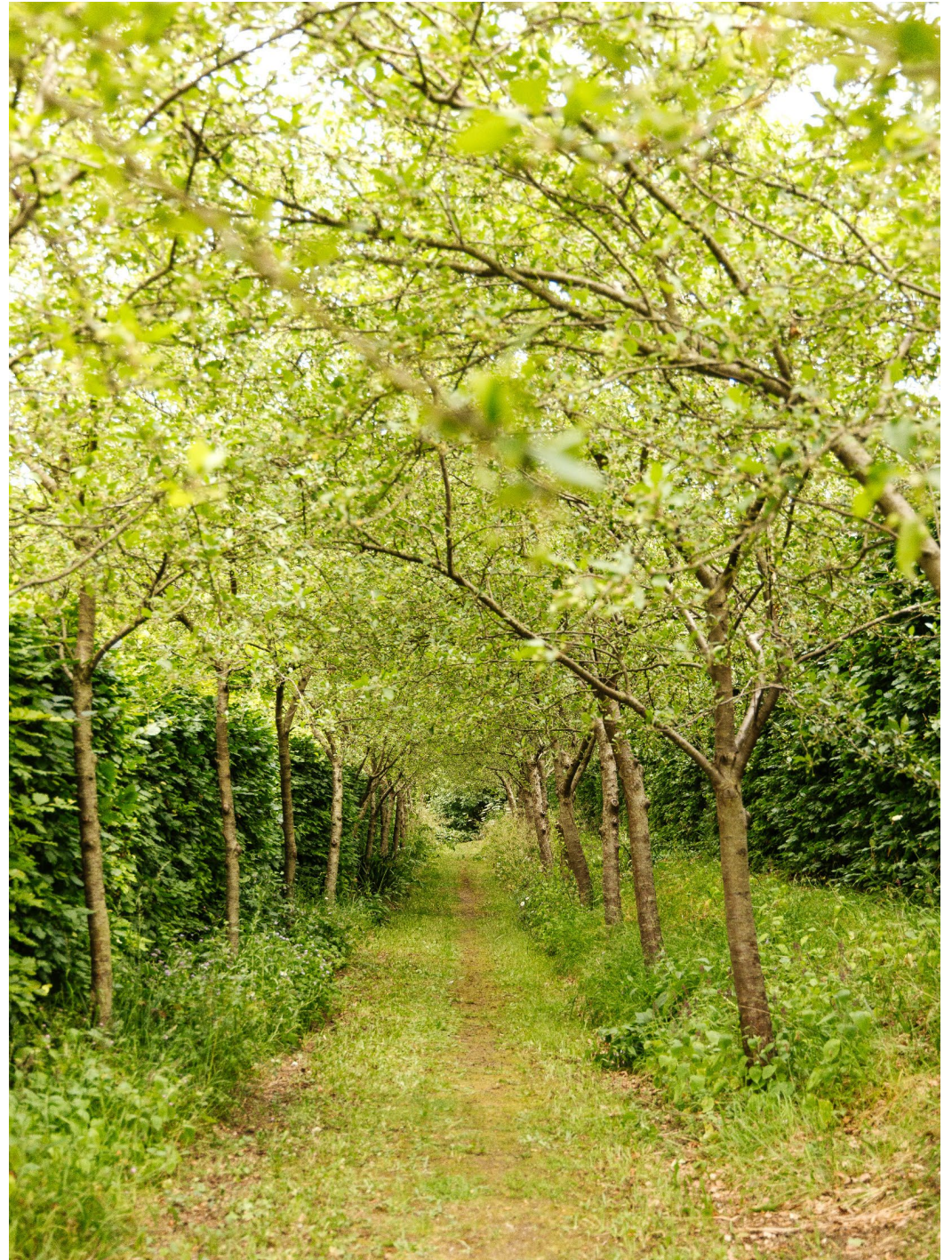
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk



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