RADNOR MARTIN

LONDON & THE COTSWOLDS

GREEN FARM HOUSE
ALDSWORTH | CHELTENHAM





GREEN FARM HOUSE

ALDSWORTH | CHELTENHAM | GL54 3QZ

'a beautifully refurbished Grade II listed Cotswold farmhouse, offering generous & characterful accommodation arranged over three floors'

Bourton-on-the-Water 8 miles | Northleach 4 miles | Burford 7 miles
Cirencester 10 miles | Kingham 15 miles (direct train to London Paddington)
Charlbury 16 miles (direct train to London Paddington) | Cheltenham 18 miles
Oxford 26 miles
all distances are approximate

Grade II listed farmhouse | kitchen with central island | spacious dining room
two reception rooms | five well-proportioned bedrooms (one with en suite)
family bathroom | large attic space (potential double bedroom/en suite)
games room | enclosed garden | garage | off-road parking

the finer details

services Septic tank, mains water and electricity. Oil fired central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property **local authority** Cotswold District Council
council tax Band F
viewing arrangements By appointment with Radnor Martin
energy performance certificate Not required as the property is listed
what three words ///reminds.novels.official

RADNOR MARTIN


VEGAN BAKES
STREET VEGAN
One & Only
Cookbook




It Started as a Concert
A MARTIN SCORSESE Film
The Last Waltz
The Band
Rick Danko
Levon Helm
Garth Hudson
Richard Manuel
Robbie Robertson
Bob Dylan
Joni Mitchell
Neil Diamond
Emmylou Harris
Neil Young
Van Morrison
Ron Wood
Muddy Waters
Eric Clapton
The Staples
Ringo Starr
Dr. John
Ronnie Hawkins
Paul Butterfield
It Became a Celebration
THE BEATLES ANTHOLOGY


oscar peterson trio
PLAZA
MANY WATERS
POTIPHAR'S WIFE


I LOVE YOU

description

Green Farm House is a beautifully refurbished Grade II listed Cotswold farmhouse, offering generous and characterful accommodation arranged over three floors. The ground floor features a stylish kitchen with central island, a spacious dining room, and two attractive reception rooms including a music room and sitting room. Period features are found throughout, including exposed stone walls, original beams, window seats, an inglenook fireplace and open fires. The first floor provides four well-proportioned bedrooms, including a principal bedroom with en suite bathroom, together with a family bathroom. A fifth bedroom and games room occupy the second floor, providing flexible additional accommodation. There are two large attic spaces on the second floor, one of which is particularly spacious and could easily accommodate the creation of a new double bedroom with an en suite bathroom.

Outside, the property occupies an elevated position overlooking a picturesque village green. It enjoys a charming, enclosed walled garden with a raised lawn and patio area, providing an ideal setting for outdoor dining and entertaining. The property also benefits from a garage and off-road parking.

area

Aldsworth is ideally positioned between the historic market towns of Burford and Cirencester. The nearby villages of Bourton-on-the-Water and Northleach offer an excellent range of everyday amenities, including boutique shops, supermarkets, well-regarded primary and secondary schools, as well as a variety of pubs and restaurants. A short drive to the east lies Daylesford Organic Farm Shop, set within beautiful grounds and renowned for its outstanding restaurant, deli, spa, and stylish homewares and fashion. Slightly further afield is Soho Farmhouse, an exclusive members' club set within 100 acres of picturesque Oxfordshire countryside. The elegant Regency town of Cheltenham provides exceptional shopping and dining, and is famed for its celebrated literary, jazz and food festivals, as well as prestigious horse racing events. The area is particularly well served by a wide choice of highly regarded schools, including both state and grammar options, alongside an excellent selection of independent schools such as Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies' College. Within the village itself, Aldsworth enjoys a welcoming community with a traditional pub, village hall, and an annual summer fête.










PAPIERS DÉCOUPÉS
MATISSE
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MATISSE






4
OSCARS
BARRY LYNDON





Approximate Gross Internal Area 3235 sq ft - 301 sq m
(Excluding Garage)

Ground Floor Area 1266 sq ft – 118 sq m
First Floor Area 1325 sq ft – 123 sq m
Second Floor Area 644 sq ft – 60 sq m
Garage Area 125 sq ft – 12 sq m



IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

i) The particulars do not constitute part of an offer or contract ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise. iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.

RADNOR MARTIN

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