



HEMSWELL HOUSE

NORTHLEACH

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A beautifully presented Grade II Listed Cotswold stone town house with fully enclosed garden and off road parking

ACCOMMODATION

- Entrance Hall
- Cloakroom
- Dining Room
- Kitchen with Pantry
- Drawing Room
- Bedroom 1
- Shower Room
- Bedroom 2
- Bedroom 3 with adjoining dressing area and bathroom
- Fully enclosed rear Garden
- Potting Shed
- Garage

Burford 9 miles, Cirencester 10 miles, Cheltenham 12 miles, Kemble Station (London-Paddington about 75 minutes) 12 miles. (All mileages approximate)



Butler Sherborn

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Hemswell House has been painstakingly restored and upgraded over the past three years by the current owners. The house and outbuildings are Grade II listed and are of Cotswold stone construction under a stone and slate roof. The accommodation is set over three floors and offers period features such as a large Inglenook fireplace, exposed beams, mullioned windows with new stone window sills and a flagstone floor in the drawing room.

Entry to the property is through wooden coach-house gates with a pedestrian door. There is a gravelled driveway to the garage and parking for two cars. The large garden is an original burgage plot found in many market towns of the Cotswolds; it is beautifully landscaped with lawns bordered by flower beds and interspersed with small trees. There is a rear access to the garden through a solid gate leading onto a quiet green lane.

Internally, the house has been restored and a magnificent double height barn to the rear of the house is now the kitchen. Hand made by Parlour Farm the kitchen is beautifully created with granite/marble work surfaces, integrated fridge, freezer, dishwasher and washing machine and central island. Cooking facilities are provided by a Rangemaster with electric hob and a separate integrated microwave. Stone floors with underfloor heating extend throughout the kitchen, large dining room, hall way and cloakroom.

The drawing room is a charming high ceilinged, wood panelled room with a large inglenook fireplace, to the sides of the fireplace are stone seats. Lighting is sympathetically provided by wall lights, the original exposed stone floor has been restored and polished, there is also a useful under stairs storage cupboard. Stairs lead to the first floor.

The double bedrooms are all spacious and with lovely views over Northleach market place to the front and the garden to the rear. There are built in wardrobes and Bedroom 1 has a fireplace that could be re-instated as a working fireplace. There is a shower room on the first floor with under floor heating and an e-suite bathroom on the second floor with freestanding bath and 'His' and 'Hers' basins.

Situation

Northleach is a small thriving, historic market town located in the heart of the Cotswolds, which is mentioned in the Domesday Book. It was a centre of considerable importance in the export wool trade in the 15th Century. The town is within an Area of Outstanding Natural Beauty and the Northleach Conservation Area. There are excellent shopping facilities including an award winning butcher, grocer, chemist, baker, wine merchants, Doctors surgery, post office, hairdresser and beauty salon, historic Parish church and a number of public houses with restaurants including the highly acclaimed Wheatsheaf Inn. There is a cricket club together with an excellent Nursery and Primary School. From this property you can easily reach the footpath network, the tennis courts and the football and cricket pitch.

The larger commercial centres of Cirencester, Cheltenham, Swindon and Oxford are all within driving distance, providing a greater range and variety of shopping, recreational, leisure and cultural facilities.

Northleach offers excellent road communications with access from the A40 which connects to the M40 (junction 8) beyond Oxford to London and the North. To the west of Northleach road links connect to the M5, with M4 access to the south at Swindon (junction 15). Train links from Kemble Station (12 miles) near Cirencester to London-Paddington is within driving distance. There is also a regular bus service to Cirencester and Cheltenham.



Local schools in the area include a Nursery and Primary School in Northleach. Other private and state schools in the area include Pates, Rendcomb College, Cheltenham Ladies School, Cheltenham Boys College, St Edward's School, Hatherop Castle, Farmor's Secondary School, Kingshill Secondary School and Burford Secondary School.

Amenities

Local sporting facilities in the area are excellent. There are Leisure Centres in Bourton on the Water and Cirencester. Racing at Cheltenham, Newbury and Stratford upon Avon; Polo at Cirencester Park. Golf courses in the area include Naunton Down, Burford and Cirencester. Theatres and cultural activities in Cheltenham and Oxford. Northleach Arts Society.

Services

Mains water, electricity and drainage. Electric radiators and underfloor heating.

Telephone (subject to BT regulations), Broadband available in Northleach.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

Fixtures and Fittings

Only those items mentioned in these particulars are included in the sale excluding the washing machine. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

Tax Band

F

Postcode

GL54 3EJ

Local Authority

Cotswold District Council Trinity Road, Cirencester GL7 1PX

Tel 01285 623000

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888.

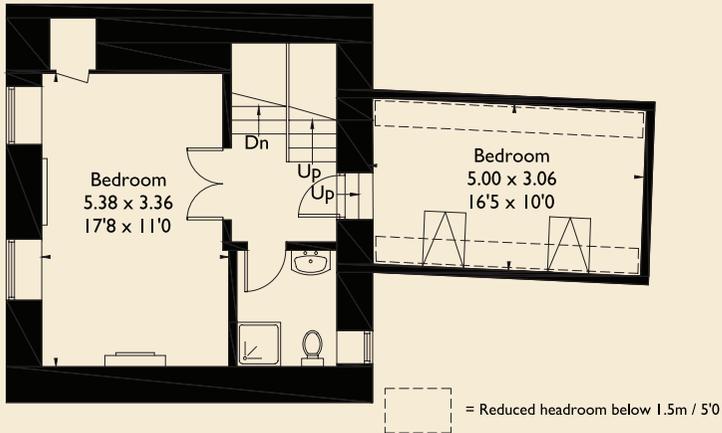
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Directions

From Burford A40 proceed west on the A40 towards Cheltenham, turn off left to Northleach. As you approach the market place in the centre of the town Hemswell House will be found on the right hand side.



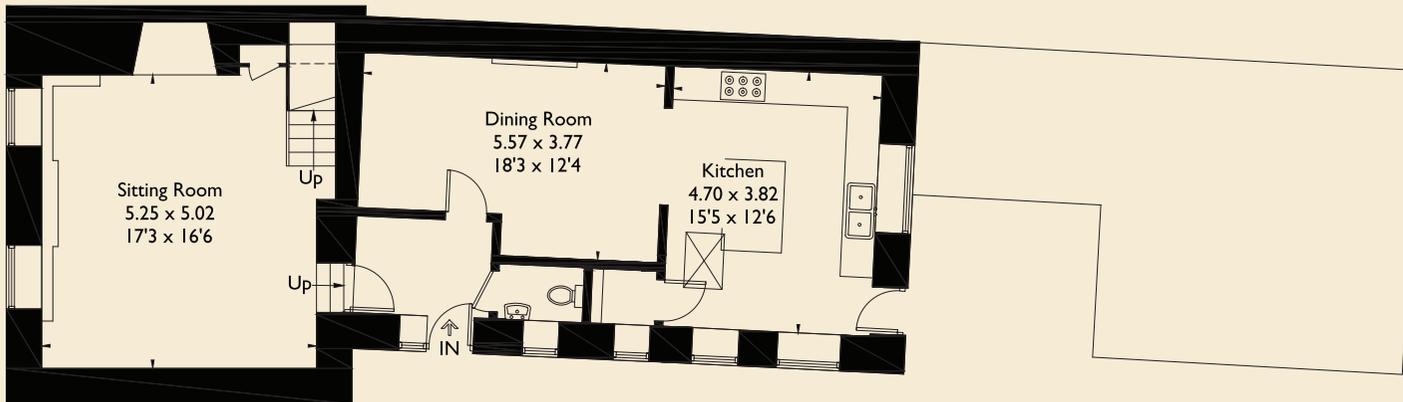
Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft
 Garage = 24.5 sq m / 264 sq ft
 Store = 6.9 sq m / 74 sq ft
 Total = 185.7 sq m / 1999 sq ft



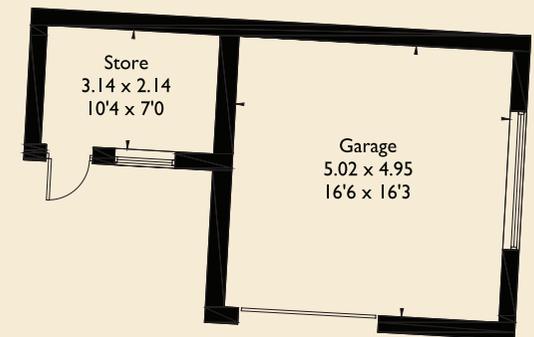
First Floor



Second Floor



Ground Floor



Lower Ground Floor

Disclaimer Notice

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