



THE OLD RECTORY
ICOMB, GLOUCESTERSHIRE





The Old Rectory

A rare opportunity to acquire an unmodernised rectory with panoramic views, in an idyllic position on the edge of this sought after village

- Entrance Hall
- Drawing Room
- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- Larder
- Scullery
- Pantry & Cloakroom
- Cellar
- 6 Bedrooms and 2 Bathrooms
- Garage
- Coach House
- Tack Room
- Wood & Coal Stores and Privy
- Greenhouse
- Landscaped Gardens and Grounds
- Paddock
- In all 3.089 acres (1.25 ha)



Mileages: Stow-on-the-Wold 4 miles, Burford 8 miles,
Kingham Station 3 miles, Cheltenham 21 miles,
Oxford 28 miles (Junction 8 M40 Motorway).

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Butler Sherborn
The Cotswolds Property Specialists

Situation & Amenities

Icomb is one of the most picturesque and unspoilt villages in the North Cotswolds, designated as a Conservation Area within an Area Of Outstanding Natural Beauty. A particularly peaceful village, it lies 4 miles south of the market town of Stow-on-the-Wold. The historic 13th Century church of St Mary the Virgin features striking Mediaeval carvings and hosts the tomb of Sir John Blaket.

Stow-on-the-Wold is a well served town with a wide variety of restaurants and shops for most everyday needs including a Tesco supermarket. Also within close proximity is the now renowned Daylesford Organic Farm shop and Spa. Cheltenham and Oxford are within 30 miles offering more extensive cultural, shopping and leisure amenities. There are also excellent primary and secondary schools in the area.

Sporting facilities include national hunt racing at Cheltenham and Stratford-upon-Avon, hunting with the Heythrop, golf at

Lyneham, Naunton and Broadway and polo at Cirencester. Theatres at Stratford Upon Avon, Malvern, Bath and Oxford.

Communication links are excellent with a regular rail service from Kingham to London via Oxford 1 hour 20 minutes. The M40 (Junction 8) is 28 miles and Heathrow and Birmingham International Airports are 48 miles and 66 miles respectively.

Description

Having remained in the same family since 1952, The Old Rectory is now available to acquire for the first time in nearly 60 years. Although the property has been well maintained by the vendors, it offers scope for modernisation and improvement subject to the necessary planning consents. The Old Rectory is not currently Listed.

Dating from 1850, this charming family home hosts well appointed accommodation typical of the period, arranged over two floors with the majority of rooms enjoying glorious uninterrupted views. Period features including original sash windows with shutters, some flagstone flooring, some exposed beams and open fireplaces compliment high ceilings, resulting in a feeling of light and space while retaining a sense of intimacy throughout.

The adjoining outbuildings offer potential for incorporation into the principal house, to enlarge and accommodate a living space more suited to contemporary family living if required.

Approached down a mature tree lined driveway from the heart of the village, The Old Rectory is located in a peaceful and private setting with well established landscaped gardens and grounds, complimented by a paddock adjoining some of the finest Cotswold countryside in the area.

The Old Rectory provides buyers with the increasingly rare opportunity to acquire an unspoilt Cotswold property with enormous charm and potential to become a substantial and impressive family home in arguably one of the best positions in this desirable village.





Accommodation

A wooden porch opens to

Entrance Hall

Staircase to first floor and doors to:

Drawing Room

A dual aspect room with lovely views. Sash windows and wooden shutters. Stone fireplace.

Sitting Room

Double sash windows with wooden shutters. Stone fireplace.

Dining Room

Stone fireplace with stone hearth. Exposed wooden

floorboards. Secondary glazing.

From the Rear Hall:

Breakfast Room

Sash window with wooden shutters. Stone fireplace (currently blocked).

Kitchen

With double oven Aga and free standing units. Sash window to the rear. Pantry with Belfast sink and shelves. Door to Larder with shelves. Door to Scullery with space and plumbing for a washing machine and dishwasher and sink.

Cloakroom

With WC and washbasin.

Cellar

Accessed from the Rear Hall. Currently used as wine store and storage but with good head height and potential for conversion into further accommodation if required.

FIRST FLOOR

Landing with sash window to the front. Doors to:

Bedroom 1

Double sash windows. Built in cupboard. Fireplace (currently blocked).

Bedroom 2

Dual aspect with sash windows and wonderful views. Built in cupboard. Fireplace (currently blocked)





OUTBUILDINGS

Located to the rear of the property and approached either via a driveway or directly from the house comprising:

- Double Garage
- Attached Coach House
- Tack Room
- Wood and Coal Store

Suitable for conversion subject to the necessary consents.

GARDENS AND GROUNDS

The Old Rectory benefits from standing in well established gardens and grounds providing privacy and shelter. A long tarmac drive lined by mature trees and shrubs, leads to the property forming a circular driveway to the front of the house.

The garden is mainly laid to lawn with park fencing adjoining the paddock, providing a seamless join to the far reaching countryside beyond. Herbaceous borders are stocked with seasonal planting and a selection of trees and shrubs include lilac, fruit trees and beech.

The paddock lies to the east of the property and benefits from a separate access.

In all the gardens, grounds and paddock amount to about 3.089 acres (1.25 ha).

Bedroom 3

Victorian fireplace, sash window and built in cupboard. Fireplace (currently blocked).

Bedroom 4

Sash window with views. Victorian fireplace and built in cupboard.

Bathroom 1

With panelled bath and washbasin. Separate Cloakroom with WC.

Bathroom 2

With panelled bath and washbasin. Built in cupboards with concealed fireplace.

Bedroom 5

Sash window. Fireplace (currently blocked). Washbasin and door to:

Bedroom 6

With Apex ceiling and stairs to outside, providing independent access. Built in cupboard.

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

SERVICES Mains water, private drainage (septic tank) and oil fired Aga. Night storage heaters.

RIGHTS OF WAY The first section of the driveway is owned by The Garden House with a right of access in favour of The Old Rectory. Please refer to the boundary plan.

OCCUPANCY The sale of The Old Rectory is freehold with vacant possession on completion, subject to probate, with a covenant to use the house as a single dwelling with ancillary accommodation and private office use only.

COUNCIL TAX BAND G

POSTCODE

GL54 1JB

Directions

From **Stow-on-the-Wold** proceed along the A436 towards Chipping Norton and turn right towards Kingham and Bledington. Pass the turning to Upper Oddington on your left and take the next turning right to Icomb. Continue into the village and turn left past a Dutch Barn and converted stone barn, through an open gateway and continue down the driveway to the property.

Disclaimer

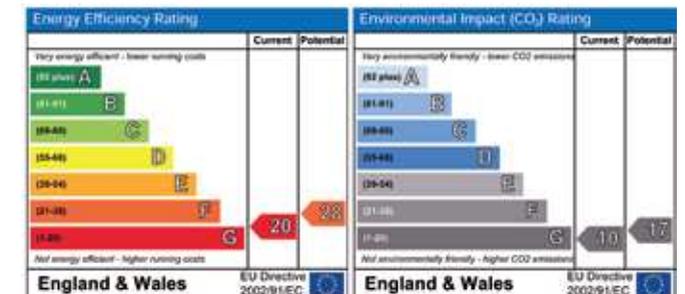
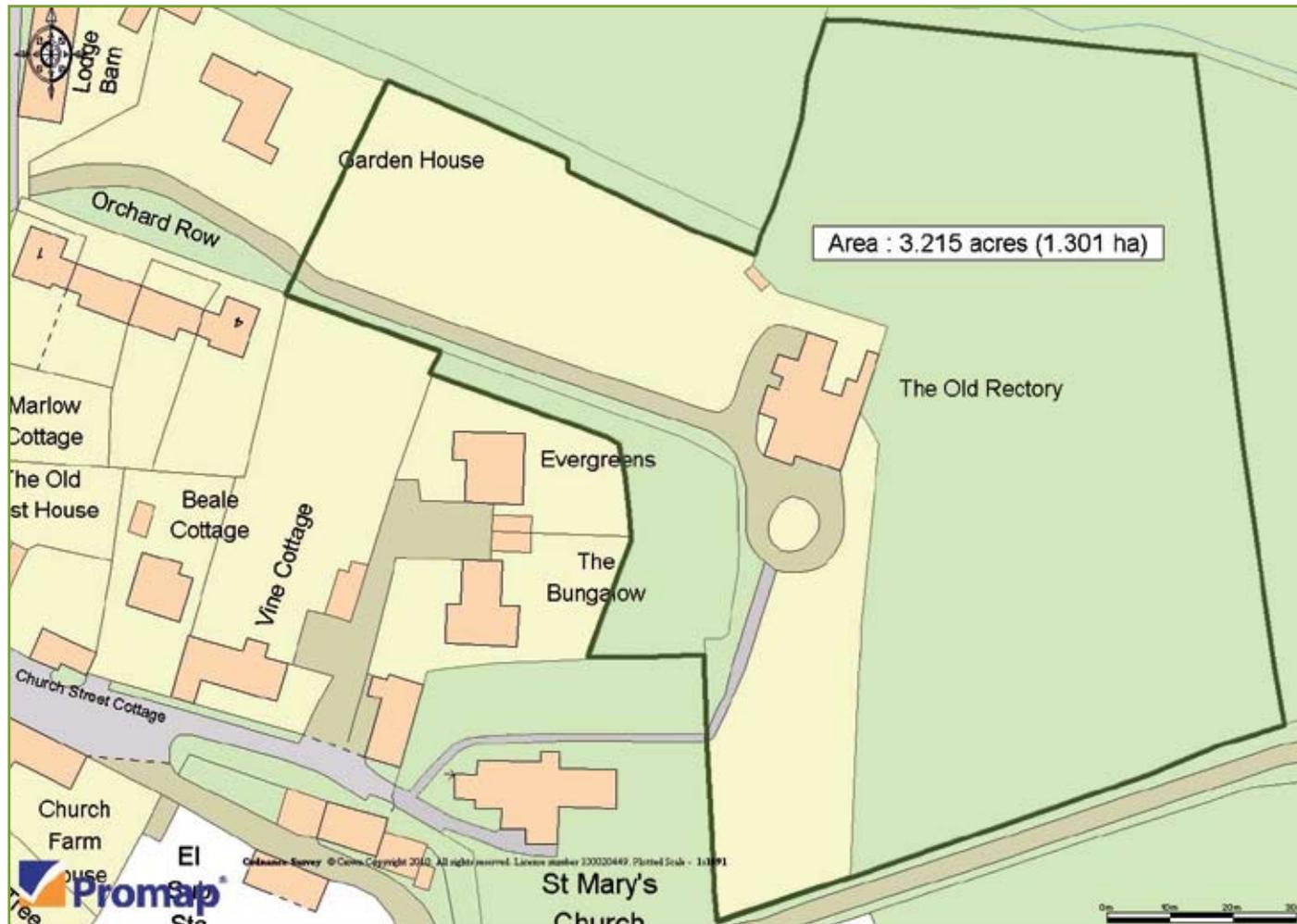
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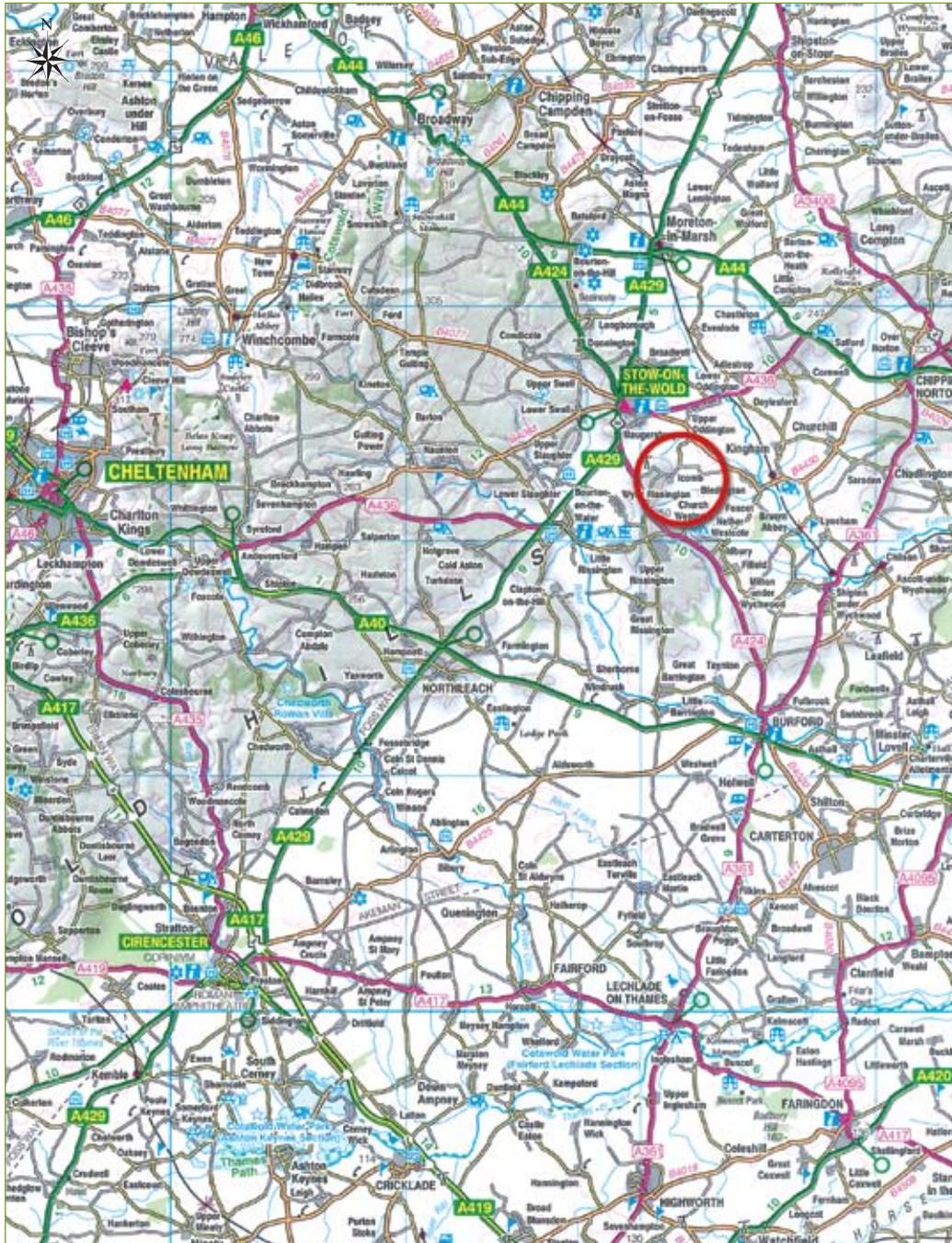
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Please discuss with us any aspects which are particularly important to you before travelling to view the property.

ED 06/2010

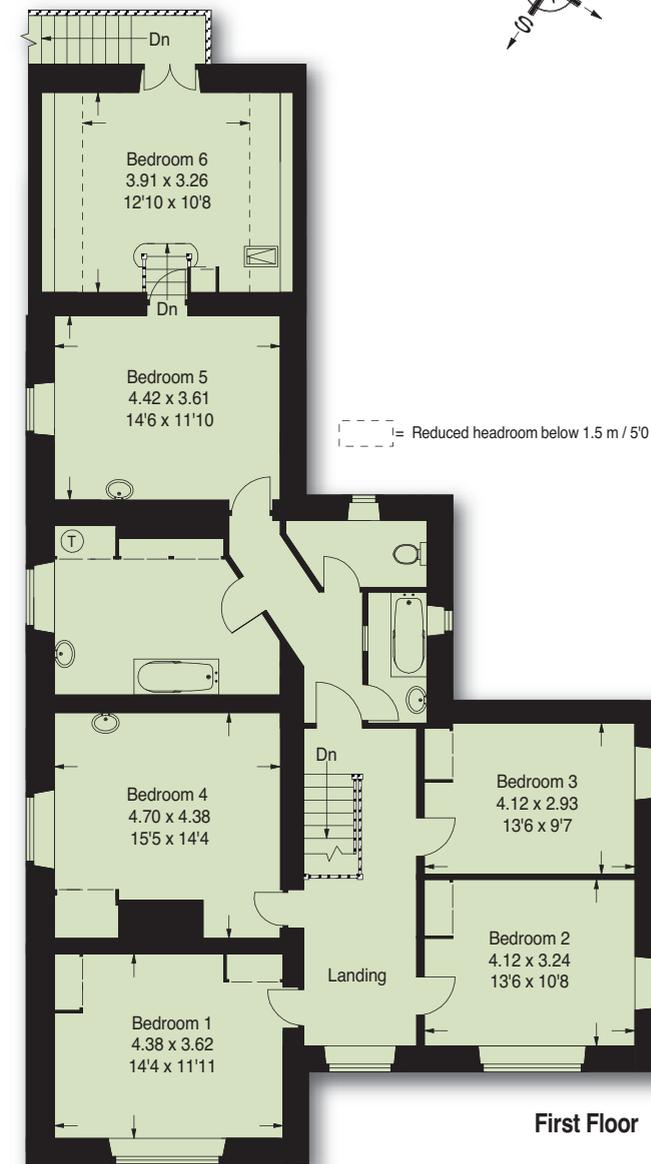
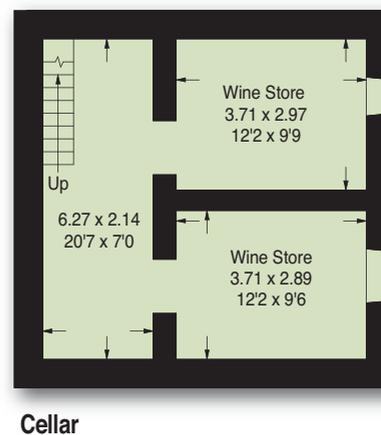




Notes



Approximate Gross Internal Area :-
 House 339 sq m / 3648 sq ft
 Garage and Coach House 29 sq m / 312 sq ft
 Stores 19 sq m / 204 sq ft
 Total 387 sq m / 4164 sq ft



FLOORPLANZ © 2009 01483755510 Ref 69352

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



