



KEYNETON HAYES

UPPER SLAUGHTER

GLOUCESTERSHIRE

Keyneton Hayes

Upper Slaughter, Gloucestershire

Mileages: Stow-on-the-Wold 4 miles, Moreton-in-Marsh 8 miles, Burford 13 miles, Kingham Station (London-Paddington 90 minutes) 9 miles, Cheltenham 18 miles, Oxford 33 miles (all mileages approximate)

A classic Grade II Listed Cotswold house set in a generous garden in this very popular village

ACCOMMODATION

- Sitting room
- Dining room
- Kitchen & Conservatory room
- Utility room
- Master bedroom with bathroom
- 2 further bedrooms
- Shower room
- Enclosed part-walled gardens to front and side
- Stone Barn with shower currently used as an office, with scope
- Parking for up to 3 cars

SITUATION & AMENITIES

Upper and Lower Slaughter are widely regarded as premier villages in the Cotswolds. Upper Slaughter is in a Conservation Area and an Area of Outstanding Natural Beauty. The River Eye meanders through the centre of the village, with its beautiful ford; it really is a special village. There are traditional Cotswold stone cottages and houses alongside the river and St Peter's Church. The privately owned, award winning, Michelin starred Lords of the Manor Hotel offers a bar and restaurant. Upper Slaughter is only one of 14 villages that are known as 'Doubly Thankful Villages' as all the service men returned home from the two World Wars.





Local shopping and business amenities can be found in Bourton-on-the-Water and Stow-on-the-Wold with further recreational facilities located in the larger towns of Cheltenham and Cirencester both 18 miles away. A main line station in Kingham provides a regular service to London Paddington (approx. 90 mins).

Amenities include golf at Naunton Downs, Wychwood and Burford. National Hunt racing at Cheltenham, Warwick and Stratford-upon-Avon. There are excellent educational facilities in the area.

DESCRIPTION

Located on a no-through lane in the heart of the village, Keyneton Hayes is a charming, Grade II Listed Cotswold stone cottage, constructed of mellow Cotswold stone under a part Cotswold stone and reconstituted tiled roof. Forming one half of a pair of historical cottages, which are thought to date back to the 17th Century and which originally formed part of the Collett

family estate who have been linked to the village since 1538 and who's most recent descendants have been Lord Mayors of London (1933 & 1989). The property has served as a much loved home for over 30 years. Well maintained, it now offers scope for a new owner to update the interiors to their own specification. Period features include stone mullion windows, some flagstone floors, exposed beams and a lovely Inglenook fireplace in the Sitting Room.

This classic Cotswold property stands in a spacious position within the village with a lovely outlook and is complimented by two mature gardens and a stone terrace which enjoys the afternoon and evening sun. To the front is Stone Barn, which originally served as the village wash house and still has an original copper basin. Currently used as an office with shower room, it has scope to be used as additional guest accommodation if required.

This property can be used easily as a main home but also would make a very nice second home. Keyneton Hayes offers buyers an increasingly rare opportunity to acquire a very special property in an enchanting setting in this sought after Cotswold village.

The accommodation, which is arranged over three floors comprises **Sitting Room** a charming dual aspect room with an Inglenook fireplace. Staircase and door to **Dining Room** with flagstone floor and exposed beams. Understairs cupboard. Opens to a **Conservatory** overlooking the spacious gardens of The Manor House with tiled floor and built-in cupboards. Door to outside. **Kitchen** with pitched ceiling, fitted with a range of base and wall mounted cupboards, sink, fitted dishwasher, induction hob, under counter fridge, built in oven and microwave. Tiled floor. Leads to **Utility Room** with washing machine, tumble dryer and upright fridge freezer. Door to outside.

The sitting room staircase leads to a guest double **Bedroom**, with feature fireplace and built in cupboards and **Bedroom 3** which is currently used as a study. **Shower Room** with a substantial shower, hand basin and WC. Built in cupboards. The **Master Bedroom** is on the second floor and is enchanting being dual aspect with a double height ceiling and exposed purlins. Built in bookshelves and **En-Suite Bathroom** with bath, washbasin and WC. Landing with built in cupboard.

OUTSIDE & GARDENS

The property is set back from the lane with private parking and fronted by a garden with a gravelled path leading to the front door. To the side is located **Stone Barn** which is constructed of Cotswold stone with a stone tile roof. Stable door opens to the main room currently used as an office with original copper wash basin. Rear storage room and Shower Room. Attic room.

One of the most enchanting features of Keyneton Hayes are its gardens which offer privacy and tranquillity. The front garden catches the morning sun, while the garden to the side is flooded with afternoon sun and a stone terrace is the perfect location in the evening for summer entertaining. Both gardens are mainly laid to lawn with mature seasonal planting and there is a particularly important Yew Tree located behind Stone Barn, which is subject to a Tree Preservation Order. There is off road parking for up to three cars.



Stone Barn





DIRECTIONS (POST CODE GL54 2JC)

From Stow-on-the-Wold take the B4068, passing through Lower Swell, take the left turn sign posted to 'The Slaughters' Take the next turning on the right signposted to 'Upper Slaughter' (single track road), follow the road down towards Upper Slaughter village. Take the left turn into the no-through road, Keynton Hayes is directly ahead at the top of the lane before it bends to the left.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded but may be available by separate negotiation.

TENURE AND POSSESSION

The property is for sale freehold.

SERVICES

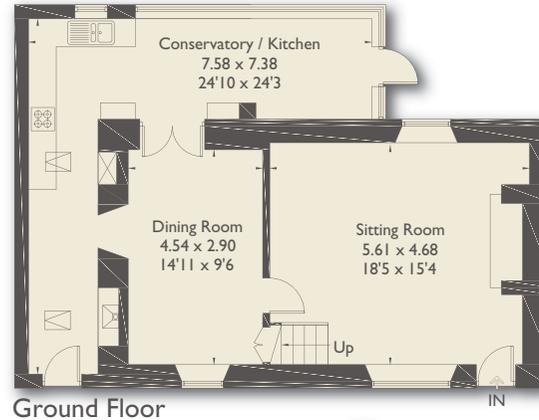
Mains water, electricity and drainage. Gas fired central heating. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



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Approximate Gross Internal Area = 152.8 sq m / 1644 sq ft
Annexe Building = 36.8 sq m / 396 sq ft
Total = 189.6 sq m / 2041 sq ft

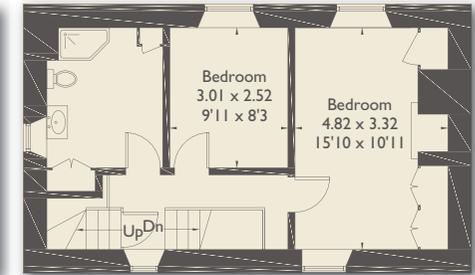
Floorplan © 2018
0203 9056099 Ref: 209739
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



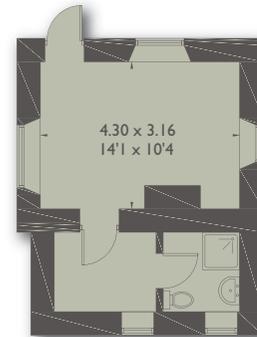
Ground Floor



Second Floor

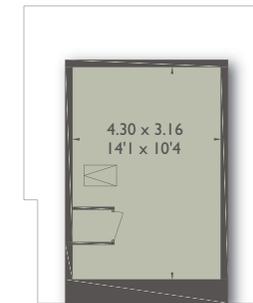


First Floor



Annexe Ground Floor

(Not Shown In Actual
Location / Orientation)



Annexe First Floor

LOCAL AUTHORITIES

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Telephone: 01285 623 000

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