

Greystones



If using a phone
or tablet, please
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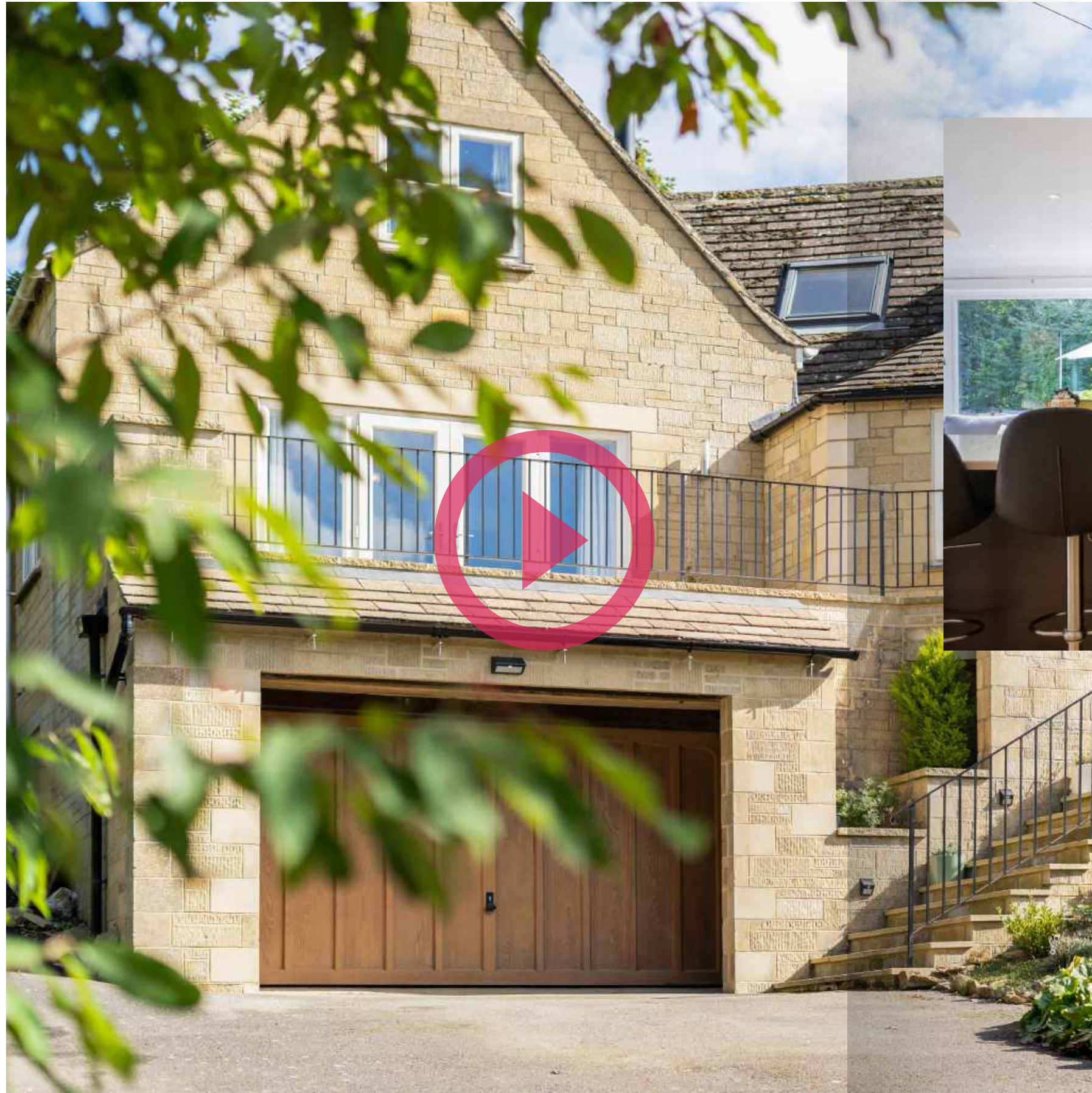
Naunton, Cheltenham,
Gloucestershire, GL54 3AT
51°54'37.7"N 1°50'10.0"W
[what3words///custom.anchovies.bring](https://what3words.com/custom.anchovies.bring)



THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Located in an elevated position, on the edge of the ever-popular village of Naunton, overlooking picturesque countryside is this superb family home. Built in 1968, with later additions, most notably a major extension and remodelling which was completed in 2012/2013 by the current owners, Greystones has a warm and inviting feel, with generously proportioned rooms - ideally suited for a family and modern day living. The four bedroom, three bath/shower room (of which two are en-suite) makes for comfortable family living and much like the ground floor, the bedrooms are all very light. The main bedroom being particularly impressive, having a great deal of built-in storage and en-suite bath/shower room.



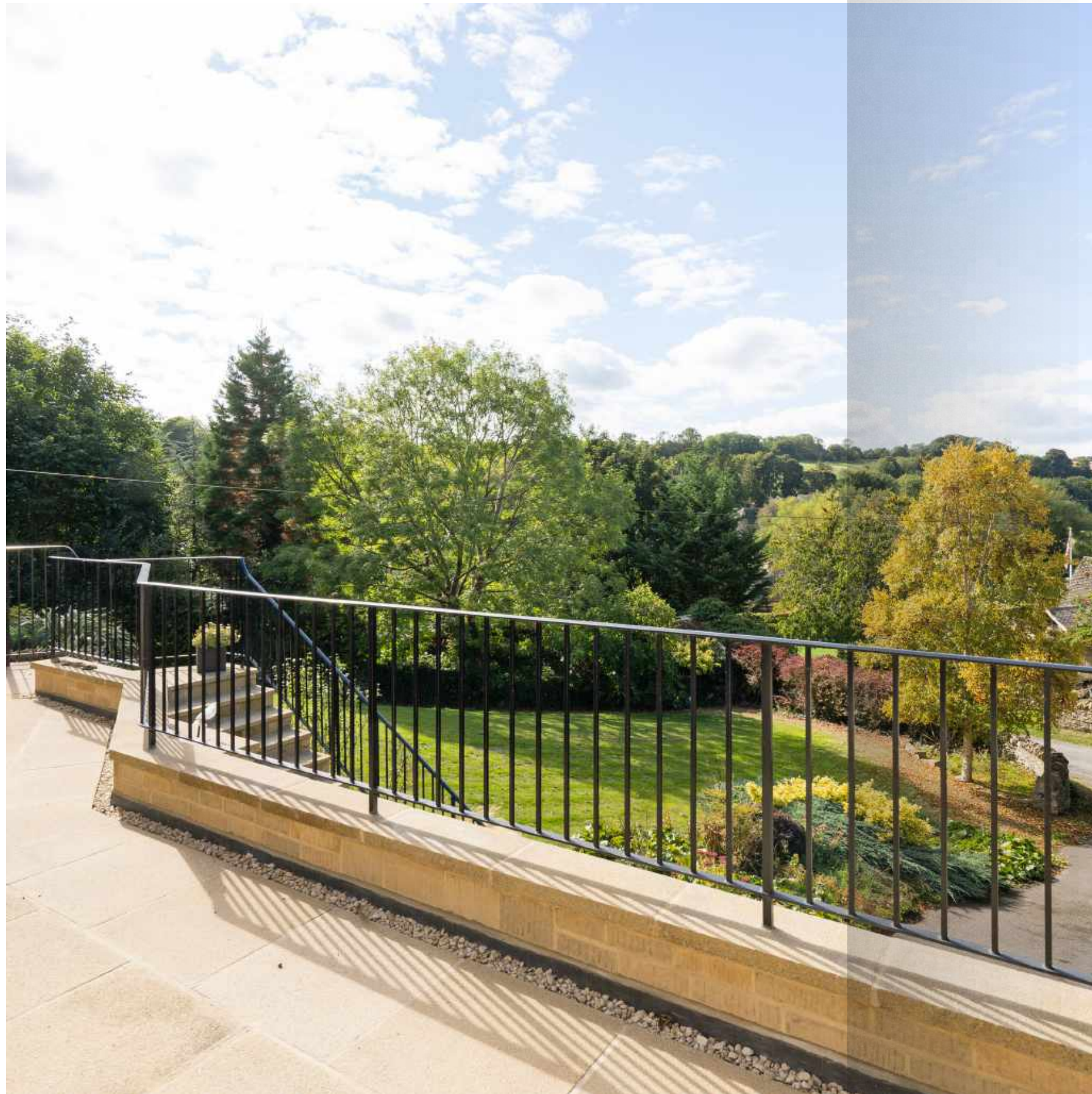
HIGHLIGHTS INCLUDE

There are a number of key highlights to living at this wonderful property. The main ones are:

- The stylish, bespoke kitchen/breakfast room is of the highest quality and includes integrated appliances.
- Doors open off the kitchen/breakfast room onto a terrace, creating a seamless link between the inside and out. The terrace is a wonderful space for those who enjoy outside dining and entertaining.
- The accommodation flows well and offers a great deal of versatility, there is an office on the ground floor, perfect for those who have a requirement to work from home.
- As well as the large driveway, there is a garage that provides further parking.
- The garden is mostly laid to lawn and interspersed with a variety of trees, shrubs and established flower beds.
- The towns of Cheltenham, Stow-on-the-Wold and Bourton-on-the-water are a short drive away and offer a variety of shops, pubs and restaurants as well as a number of sporting activities.







ABOUT THIS HOUSE

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 4

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WHAT3WORDS

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CO-ORDINATES

51°54'37.7"N 1°50'10.0"W

SERVICES

Mains water, electricity and drainage

Oil fired central heating

LISTED

TBC

COUNCIL TAX

Band G

LOCAL AUTHORITY

Cotswold District Council



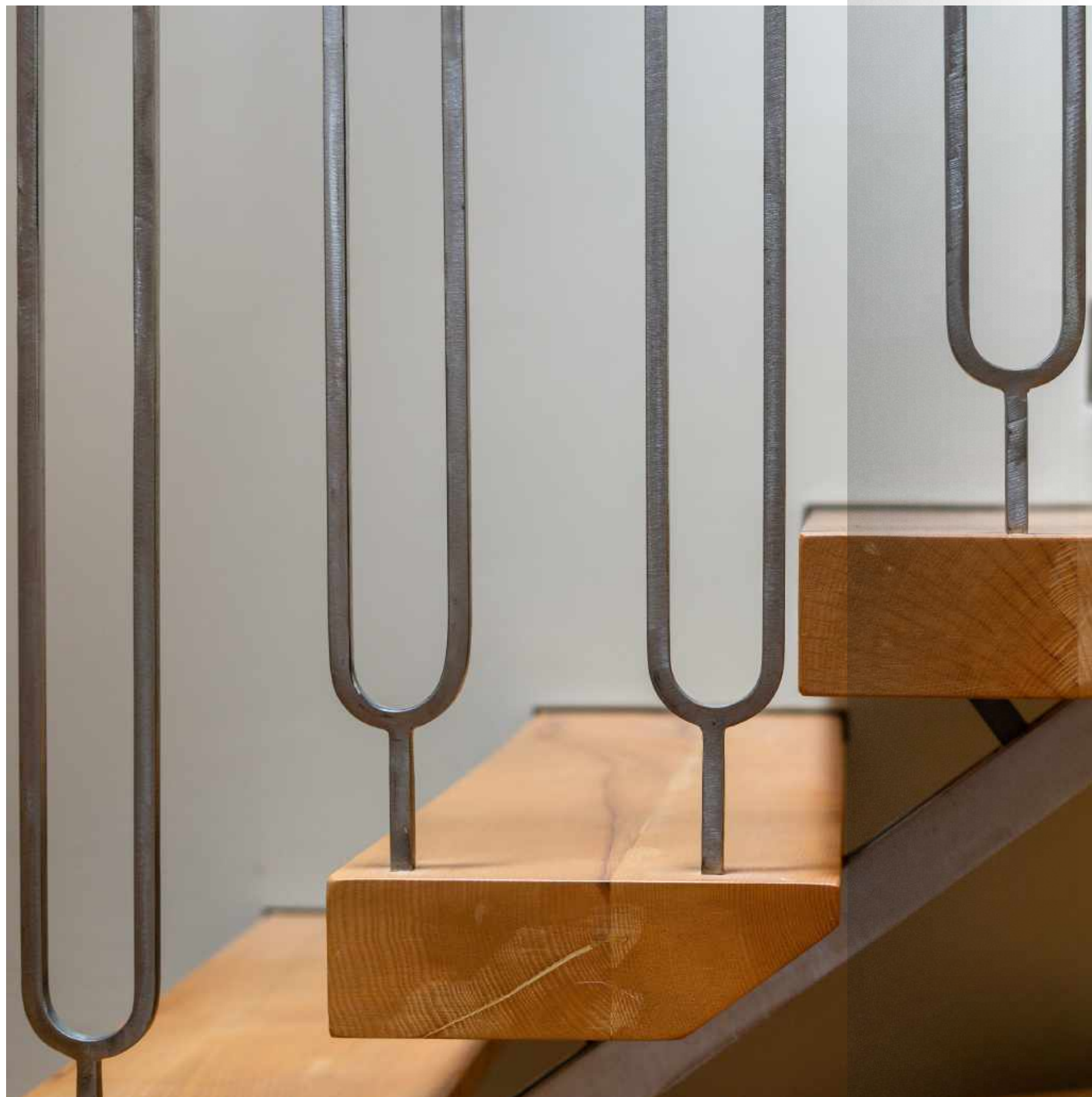
ABOUT THIS AREA

Naunton is a superb village, made of beautiful houses on the Windrush River and renowned for its thriving community that supports a pub, church, village hall, cricket club, golf club as well as a number of further clubs and societies. The village is also well known for the strong connection to the racing world being home to prestigious trainers Ben Pauling and Nigel Twiston-Davies, the latter having trained winners of Cheltenham Gold Cup and Grand National.

The neighbouring, Guiting Power, is a typical Cotswolds village made up of russet-coloured houses clustered round a sloping green. This delightful village is a fascinating example of the unconscious harmony created by Cotswold masons over the centuries. The cottages, shops and inns are all beautifully cared for. The Farmers Arms in the village and the Hollow Bottom Inn on the road leading to Winchcombe form welcome breaks on a number of glorious walks that can be taken in this area.







ABOUT THIS AREA

Near Naunton is the Cotswolds Farm Park with many interesting breeds of animal and is a favourite destination of families. Places to visit close-by include Winchcombe and Sudely Castle the popular village of Broadway, the old market town of Stow-on-the-Wold and its many antique shops, the village of Bourton-on-Water and the many surrounding idyllic Cotswold villages and inns.

There are a number of state and private schools in the area, with schools in Bourton-on-the-Water, Kingham and Cokethorpe, along with the Oxford schools including the Dragon School, Magdalen College School and St. Edwards School. There are a host of others nearby including Kitebrook Prep School, St Hughes Prep School, Hatherop Castle School along with Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham.

Road communications are fantastic to the A40 which in turn provides access to London, and the M5 to the west.

TOWNS & TRAIN STATIONS

Bourton on the Water 4.5 miles
Stow-on-the-Wold 5.6 miles
Winchcombe 7.2 miles
Cheltenham 11 miles
Kingham Station 10.9 miles
London Paddington from 80 minutes

LOCAL

The Hollow Bottom, Guiting Power
The Black Horse, Naunton
The Fitzdares Club, Naunton

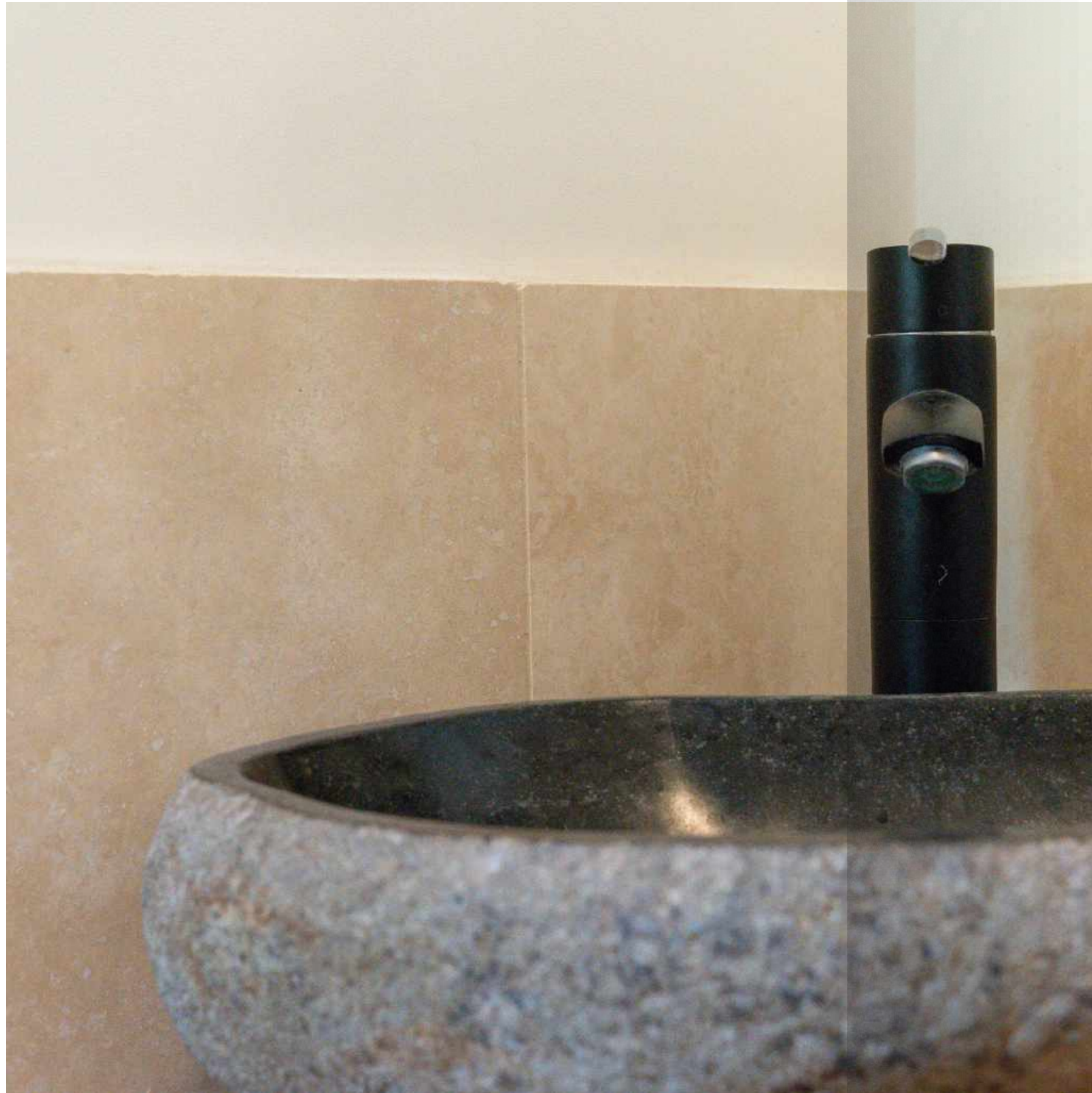


51°54'37.7"N 1°50'10.0"W



The area is well renowned for not only having some of the most idyllic villages, but also some of the most fantastic pubs and restaurants the area has to offer.





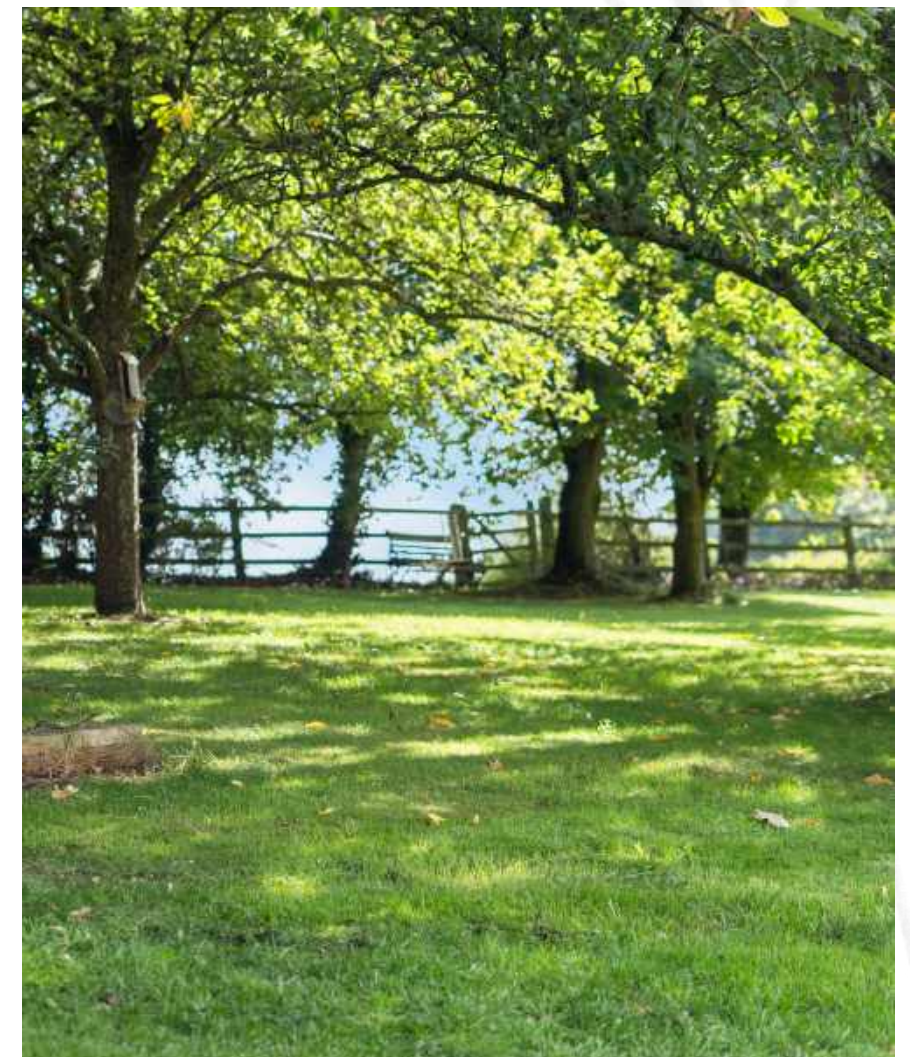


51°54'37.7"N 1°50'10.0"W



The surrounding countryside is breathtaking and is perfect for those who enjoy walking, riding and cycling to name some of the activities on offer.



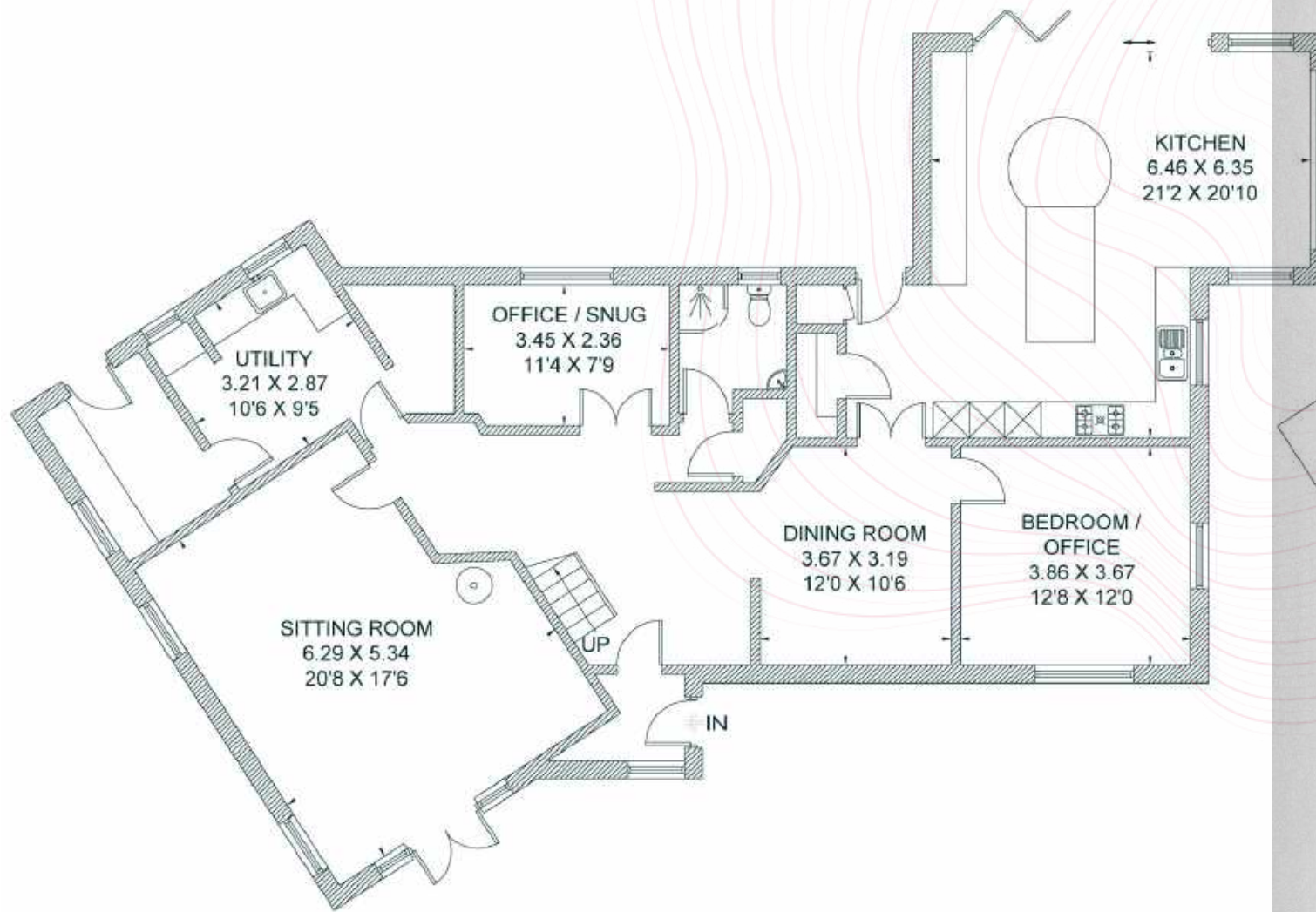




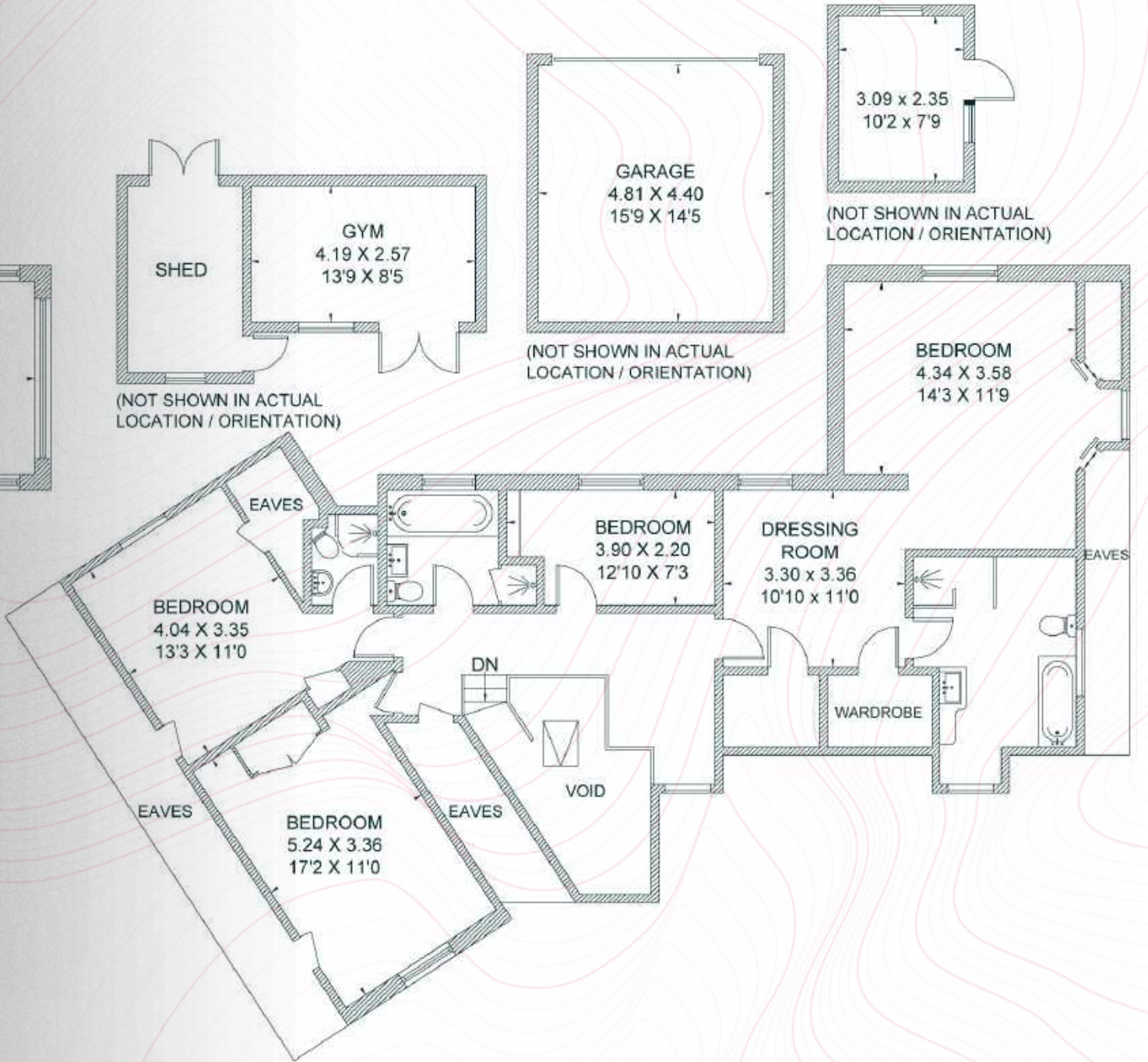
FLOORPLAN



Click to view
Virtual Tour



GROUND FLOOR



FIRST FLOOR

Approximate Area - 270.7 sq m / 2,914 sq ft | Outbuildings - 47 sq m / 506 sq ft | Total - 317.7 sq m / 3,420 sq ft

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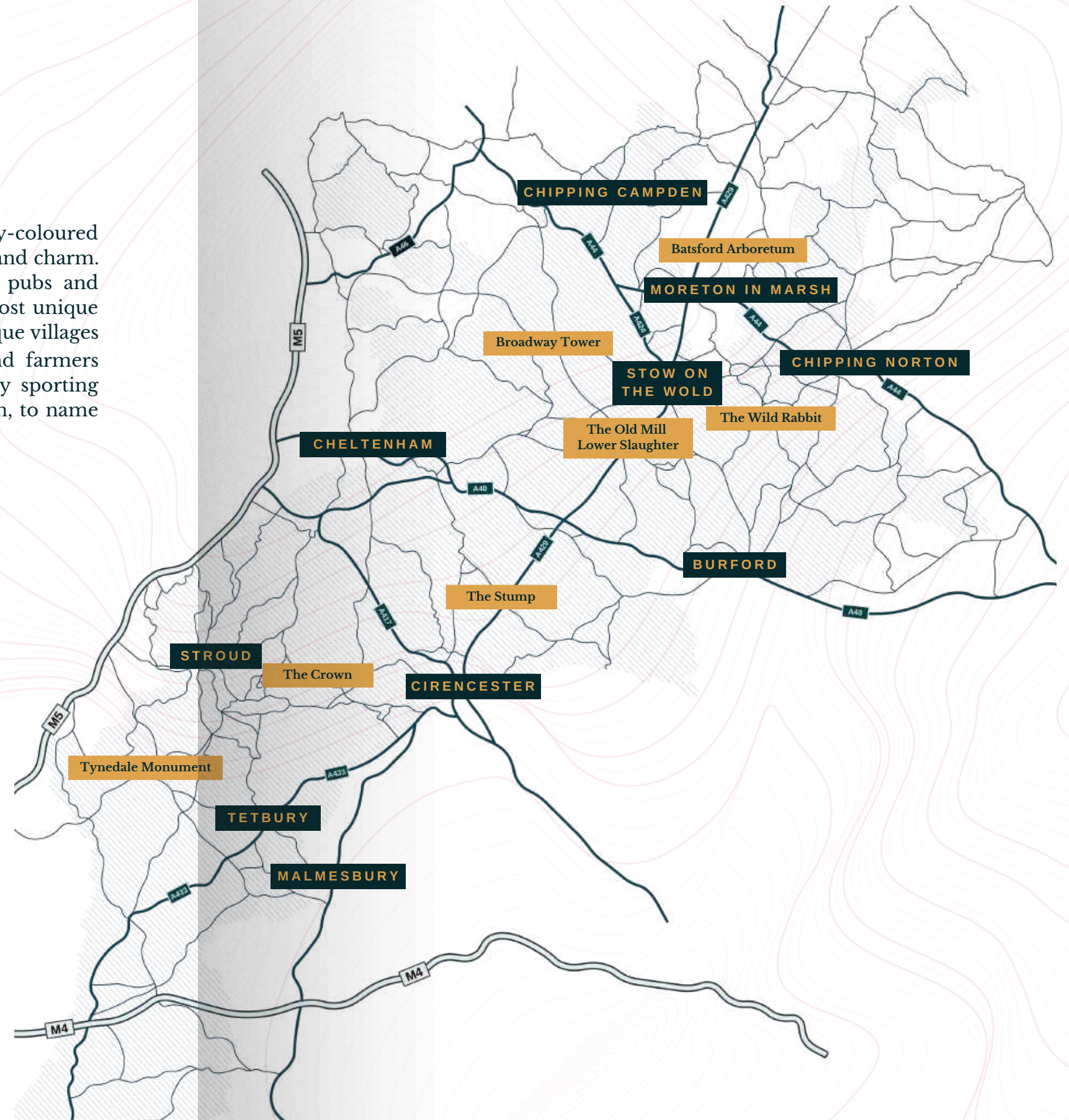
AREA GUIDE

The Cotswolds

51°54'37.7"N 1°50'10.0"W

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

- WALKING** **Broadway Tower**
A iconic landmark on top of the beautiful Cotswold escarpment.
- EATING OUT** **Wild Rabbit, Kingham**
A reinvention of a traditional English pub, located in the heart of the most beautiful village
- EVENT** **The Cheltenham Festival**
A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.
- DAY OUT** **Westonbirt Arboretum**
The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.



ABOUT US



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THE
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