

75 HAMPNETT



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GUIDE PRICE

£1,350,000

An attractive family home, in a wonderful Cotswold village with the most fantastic views.

ADDRESS 75 Hampnett
Cheltenham
Gloucestershire
GL54 3NN

LOCAL The Wheatsheaf, Northleach
The Curios Wine Cellar, Northleach
The Stump, Fosse Cross

TOWNS & TRAIN STATIONS Northleach 1 mile
Bourton-on-the-Water 6.2 miles
Stow-on-the-Wold 9.8 miles
Cirencester 11 miles
Cheltenham 11 miles
Oxford 29.8 miles
Kingham Station 16.1 miles ➔
London Paddington from 76 mins

THE
COUNTRY
HOUSE
DEPT.

51°50'30.8"N 1°51'32.6"W



ABOUT THIS HOUSE

GENERAL

4
BEDROOMS

3
BATH/SHOWER
ROOMS

3
RECEPTION
ROOMS

SERVICES	Mains water and electricity. Private drainage. Oil fired central heating.
EPC	D
COUNCIL TAX	Band F
LOCAL AUTHORITY	Cotswold District Council

HOUSE AND GROUNDS

Located in the picturesque village of Hampnett, in the heart of the Cotswolds, is this wonderful family home. Believed to date back to the 1800's, 75 Hampnett has a warm and inviting feel, with generously proportioned rooms - ideally suited for a family and modern day living. The property has been sympathetically modernised over the years to create the most wonderful home; it is clear that close attention has been made to ensure that the property retains a clear relationship with the area.

Highlights include a beautifully appointed kitchen/breakfast room with Aga and large island. A door opens onto a raised terrace which provides the most wonderful space for outside dining and entertaining. 75 Hampnett enjoys south easterly views over the village green and attractive countryside beyond from both inside and out.

The four bedroom, three bath/shower room (of which two are en-suite) makes for comfortable family living. Much like the ground floor, the quality of craftsmanship and attention to detail is evident throughout, with each bedroom and bath/shower room very much having their own individual feel. The main bedroom is particularly impressive, having a great deal of built-in storage and en-suite bathroom.

Mostly laid to lawn, the garden is framed by a variety of shrubs and plants which are not only full of colour in the summer months but provide a great deal of privacy. The current owners built an attractive summerhouse adjacent to the house which provides the most wonderful space to entertain. The gravel drive offers ample parking and there is an additional useful shed.





ABOUT THIS AREA

OUR THOUGHTS ON NORTHLEACH

The delightful Cotswold town of Northleach is only one mile to the east. The streets in and around the ancient Market Place are rich in architectural interest ranging from half-timbered buildings and merchants' houses dating from the 15th and 16th centuries, to the great House of Correction built at the crossroads in the 18th century.

Walking through the town you can see reminders of the great days of the wool trade. Funded by wool merchants, the impressive church of St Peter and St Paul was built and remains one of the finest examples of the Cotswold perpendicular style. The Town Centre (Market Place) is compact and completely unspoilt, having changed little since 1500, except for more 'recent' additions of the late 16th and 17th century buildings, which split apart to form The Green.

Most of the shops in Northleach are owned by independent proprietors – here you will find something for everyone. Northleach has a number of establishments offering quality accommodation plus a variety of places to eat and public houses.

Northleach is within easy reach of Oxford, Cheltenham, Stow-on-the-Wold and Cirencester which all provide more comprehensive shopping and recreational needs.

There are a number of state and private schools in the area, with schools in Burford, 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 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.







Kitchen/Breakfast Room



Drawing Room

Ideally suited for a family and modern day living.



Kitchen/Breakfast Room





Drawing Room



Study



Drawing Room

Modernised over the years to create
the most wonderful home.





Bathroom



Bedroom

The accommodation throughout is generous.



Bedroom



I LOVE YOU
Very Much



Garden



Garden



Summer House

A summerhouse provides the most wonderful place to entertain.





Summer House



Terrace

Beautiful garden with magnificent views.



75 Hampnett



AREA GUIDE

Cotswolds

51.7950°N - 1.8839°W

WALKING **Broadway Tower**

An iconic landmark on top of the beautiful Cotswolds escarpment.

EATING OUT **The Wild Rabbit, Kingham**

A reinvention of a traditional English inn, 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 **Batsford Arboretum**

A former home to the famous Mitford family, interest in the arboretum begins in late winter when the snowdrops, aconites and early flowering daffodils spring into life.



Broadway Tower

SPOTLIGHT

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 many other fascinating places to visit. 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.



The Old Mill, Lower Slaughter

FLOOR PLAN

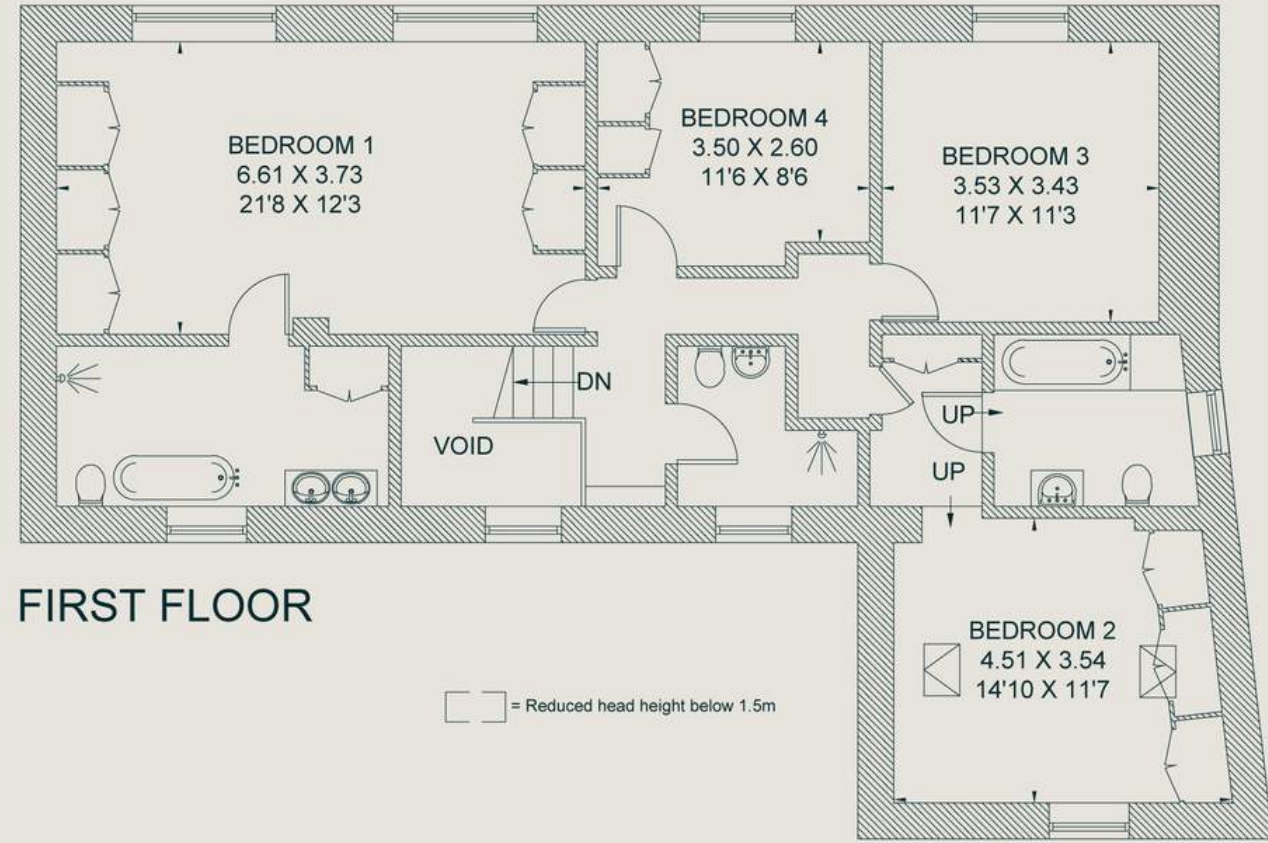
217.1 sq m / 2,337 sq ft
TOTAL (INCLUDING SUMMER HOUSE)

9.2 sq m / 99 sq ft
SUMMER HOUSE

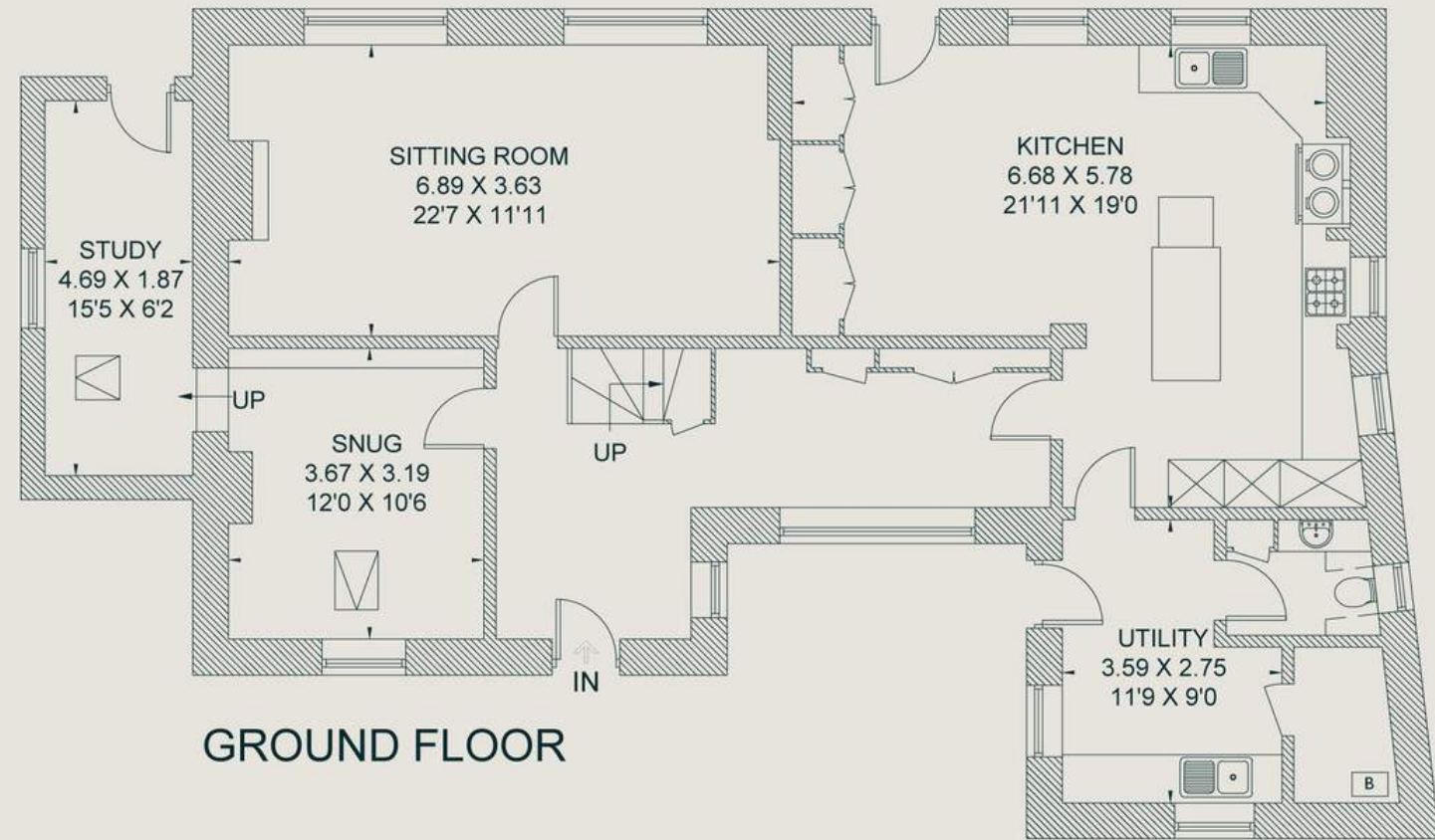
207.9 sqm / 2,238 sq ft
MAIN HOUSE

For identification purposes only.

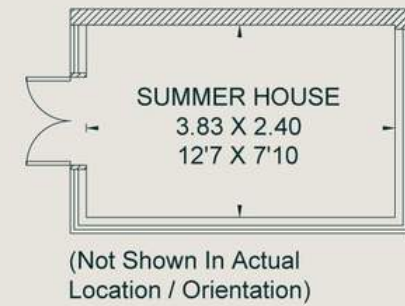
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FIRST FLOOR



GROUND FLOOR



THE
COUNTRY
↔ HOUSE
DEPT.

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