

Goodfellows



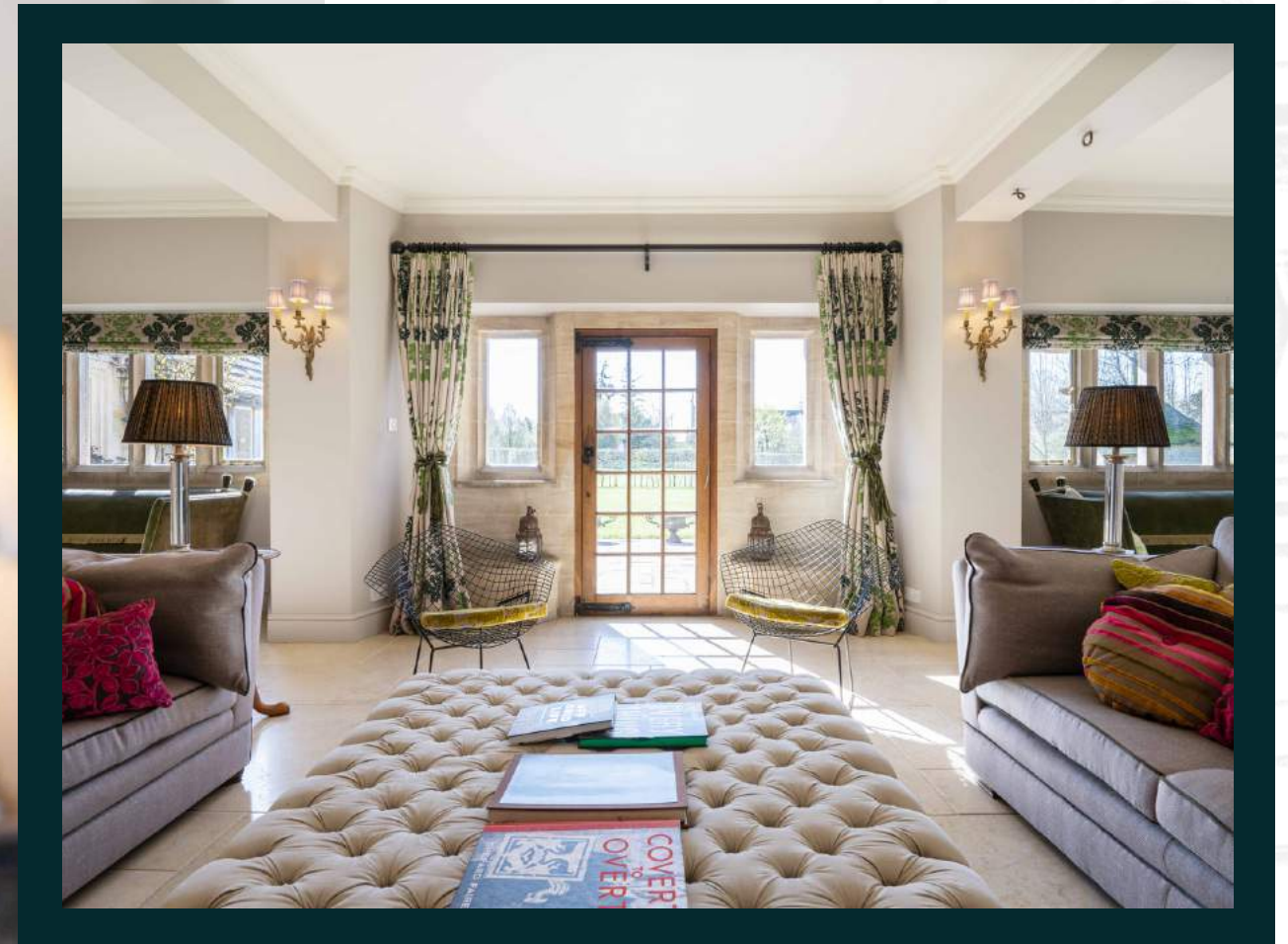
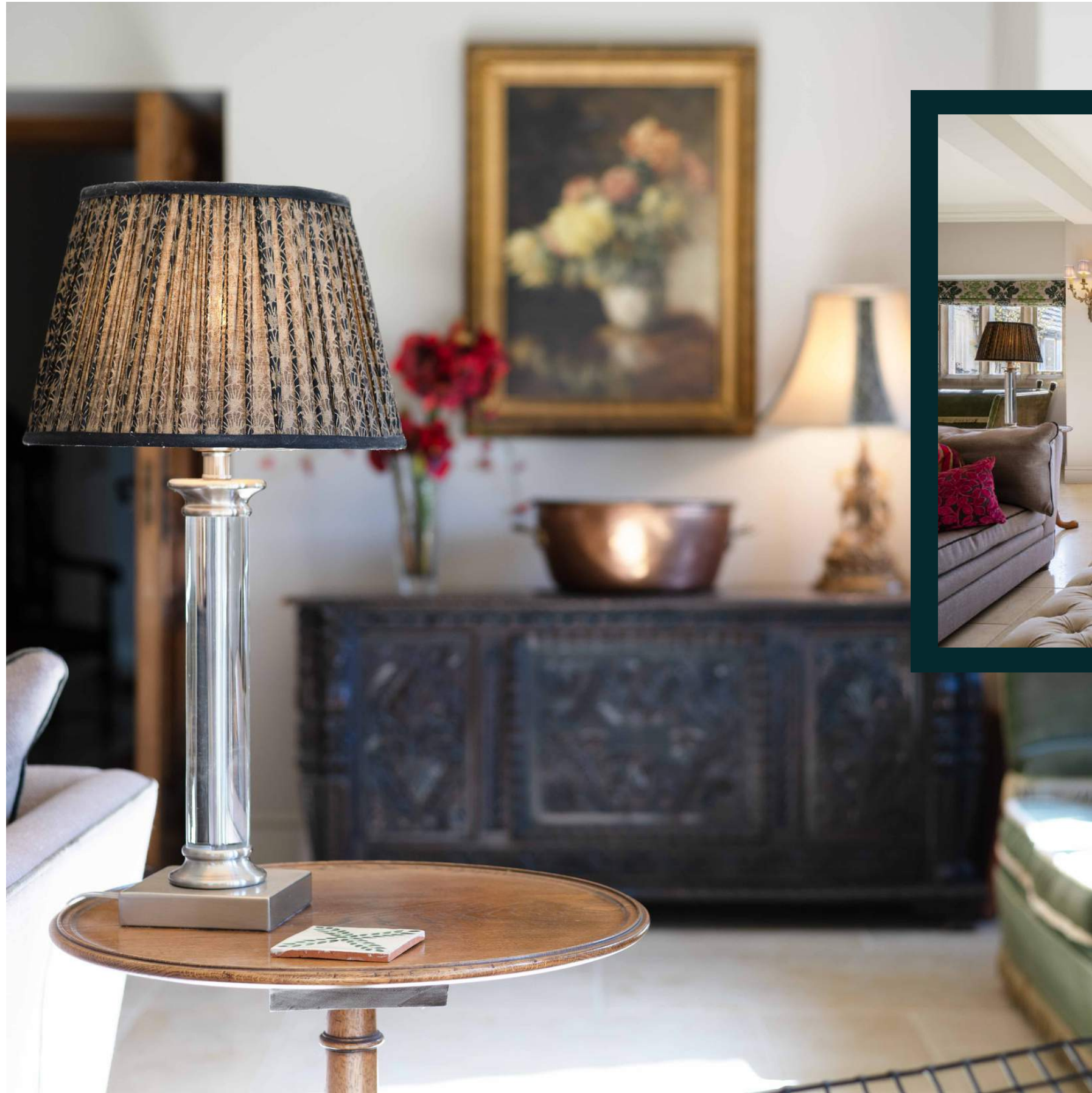
Filkins, Lechlade,
Oxfordshire, GL7 3JG

51°44'14.5"N 1°39'36.7"W
[what3words ///shed.history.inclines](https://www.what3words.com/shed.history.inclines)

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Light, space and height; Goodfellows certainly has all three in abundance. The house has been beautifully designed and finished with a great deal of effort being made by the owners to retain much of the original character and charm.

Located on the edge of the wonderful village of Filkins and sitting in the centre of 7.98 acres, this superb family house has a warm and inviting feel and is perfect for modern family living and those who enjoy entertaining.

Everything here is about scale, the grounds being no different and comprise wonderful gardens, paddocks, woodland, stream and a lake.



HIGHLIGHTS INCLUDE

- A beautifully appointed kitchen/breakfast room was built in 2009, the impressive vaulted ceiling provides a real sense of space. Not only superb for those who are keen on cooking but it offers a perfect space to dine and entertain. There is an enormous south-facing window which overlooks the garden.
- Large windows throughout allow for an abundance of natural light and, in turn, wonderful views over the garden and grounds.
- The six bedroom, four bath/shower rooms, arranged over all three floors, makes for comfortable living.
- The accommodation throughout flows well and offers a great deal of versatility.
- The gardens are simply beautiful, mostly laid to lawn they are interspersed with a variety of trees and shrubs as well as well-established flower beds which are full of colour throughout the summer months.
- There is a large office which was built in the late 1980's and provides the most fantastic work space. At nearly 2,000 sq. ft. this could offer ancillary accommodation if the necessary permissions were applied for, and granted.
- As well as the large driveway, there is a triple garage that provides further parking and storage.
- An attractive lake is located to the west of the house.
- A stable yard is enclosed with hard standing and comprises four loose boxes. This is perfect for those who have horses/ponies and require an equestrian element. This could also provide fantastic storage.
- Not only is Goodfellows in a conservation area, it is surrounded by idyllic villages and hamlets.







THE FINER DETAILS



BEDROOMS

6

RECEPTION ROOMS

3

BATH/SHOWER ROOMS

4

OFFICE BUILDING

1

LAKE

1

PLOT SIZE (ACRES)

7.98

GARAGING

3

STABLES

4

OUTBUILDINGS

7



THE FINER DETAILS



SERVICES
Main House - Oil fired boiler
Mains Electricity
Private water and drainage
Gas for kitchen hob
Underfloor heating through much of the groundfloor
Office & Store/Workshop - Electric storage heaters

EPC
F

COUNCIL TAX
Band E

LOCAL AUTHORITY
West Oxfordshire District Council





ABOUT THIS AREA

When looking for Filkins and Broughton Poggs – one may be looking for two villages but you'll only find one as they are contiguous. There are a number of enchanting stone houses, several with the characteristic slab fencing. Filkins has a pub, the Five Alls, a village shop, post office and bowls club.

A large 18th-century barn is now the premises of Cotswold Woollen Weavers, which set up business there in 1982, and is the last company in the area to uphold the traditions of woollen cloth design and manufacture. Filkins has a theatre club and the former village school is now a pre-school nursery. Filkins has a wonderful outdoor swimming pool with a sunbathing and picnic area which can be enjoyed by villagers and families from surrounding areas for a membership fee.

At only 5 miles to the north, Burford's famous High Street sweeps downhill towards the River Windrush, its medieval bridge and its impressive church, both sides of the street flanked by an unbroken line of historic houses and shops. Little has changed over the centuries, Burford is popular with visitors, both for its beauty and history but also for its shopping and wide variety of places to eat, with a number of restaurants, pubs and teashops but also has a doctors surgery and library.

Located just outside Burford, the up-market Upton Smokery Farm Shop caters for all your culinary needs without having to drive into town. Two miles south of Burford is The Cotswold Wildlife Park & Gardens which exhibits over 260 different species of animals. The park is set in 160 acres of landscaped parkland and gardens.







ABOUT THIS AREA

The delightful town of Lechlade-on-Thames lies on the River Thames and is 3 miles to the south. Lechlade has a thriving town centre with a good selection of shops, including many antique-dealers, and an array of wonderful places to eat and drink.

If that wasn't enough, the area is well renowned for not only having some of the most beautiful villages and countryside, but also some of the most fantastic pubs and restaurants the area has to offer.

There is a good selection of schools, both state and private in the area. Road communications are fantastic to the A40 which in turn provides access to the M40 to London, and the M5 to the west.

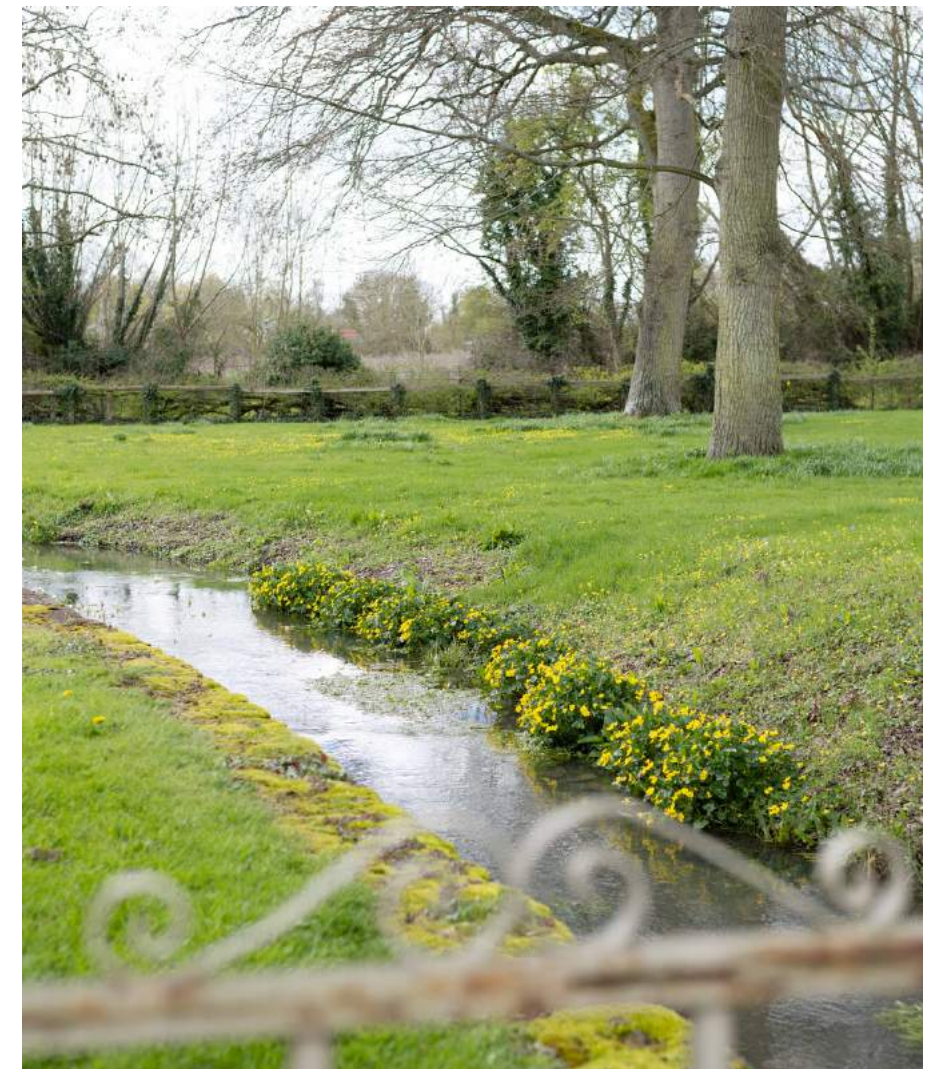
TOWNS & TRAIN STATIONS

Lechlade-on-Thames 3 miles
 Burford 5 miles
 Cirencester 15 miles
 Oxford 20.9 miles
 Charlbury Station 14.1 miles
 London Paddington from 69 mins
 Swindon Station 14.6 miles
 London Paddington from 48 mins
 Oxford Station 23.2 miles
 London Paddington from 49 mins

LOCAL

The Five Alls, Filkins
 The Double Red Duke, Clanfield
 The Victoria Inn, Eastleach
 The Bell, Langford
 Thyme Hotel, Restaurant, Spa, Southrop







THE HISTORY



The property has a fascinating history. The original, Goodfellows Manor, dated back to 1479. The name of the property has changed over the years, having also been known as Moat Farm and more recently, Goodfellows.

In 1920 the property was bought by Sir Stafford Cripps and was extended in 1929. During the Second World War the house accommodated evacuees from Bristol, and was later used as a Land Army hostel. In 1947, the original house almost entirely burnt down. A house was built which incorporated part of the original house in 1971. The property was bought by the current owner's family in 1987 and has had further additions and improvements, most notably the office block which was built in the late 1980's and the superb kitchen/breakfast room, built in 2009.



PLANNING

In 2008, The West Oxfordshire District Council, as Local Planning Authority, Granted, subject to conditions the application for Full Planning Permission, as outlined below:

Proposed: Alterations to include replacing flat roof with pitched roof and erection of single storey extension.

Application Number: 08/1064/P/FP

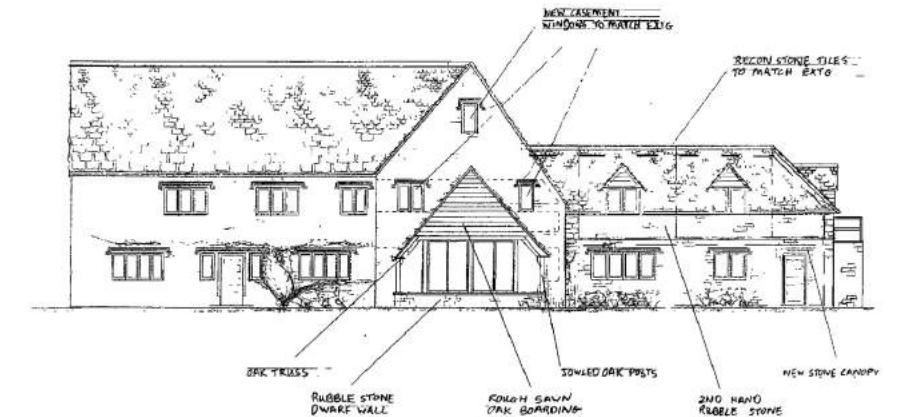
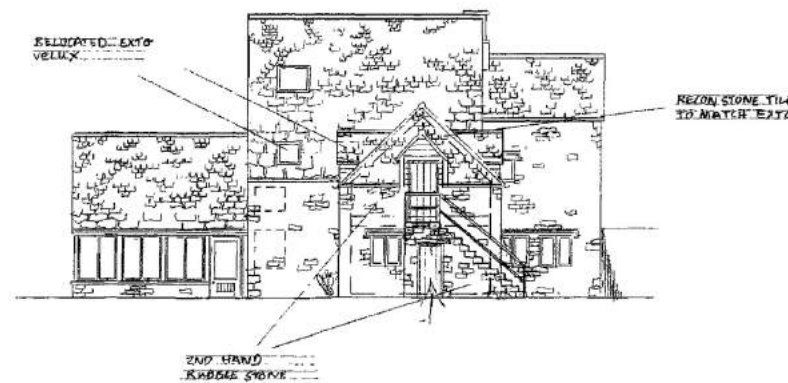
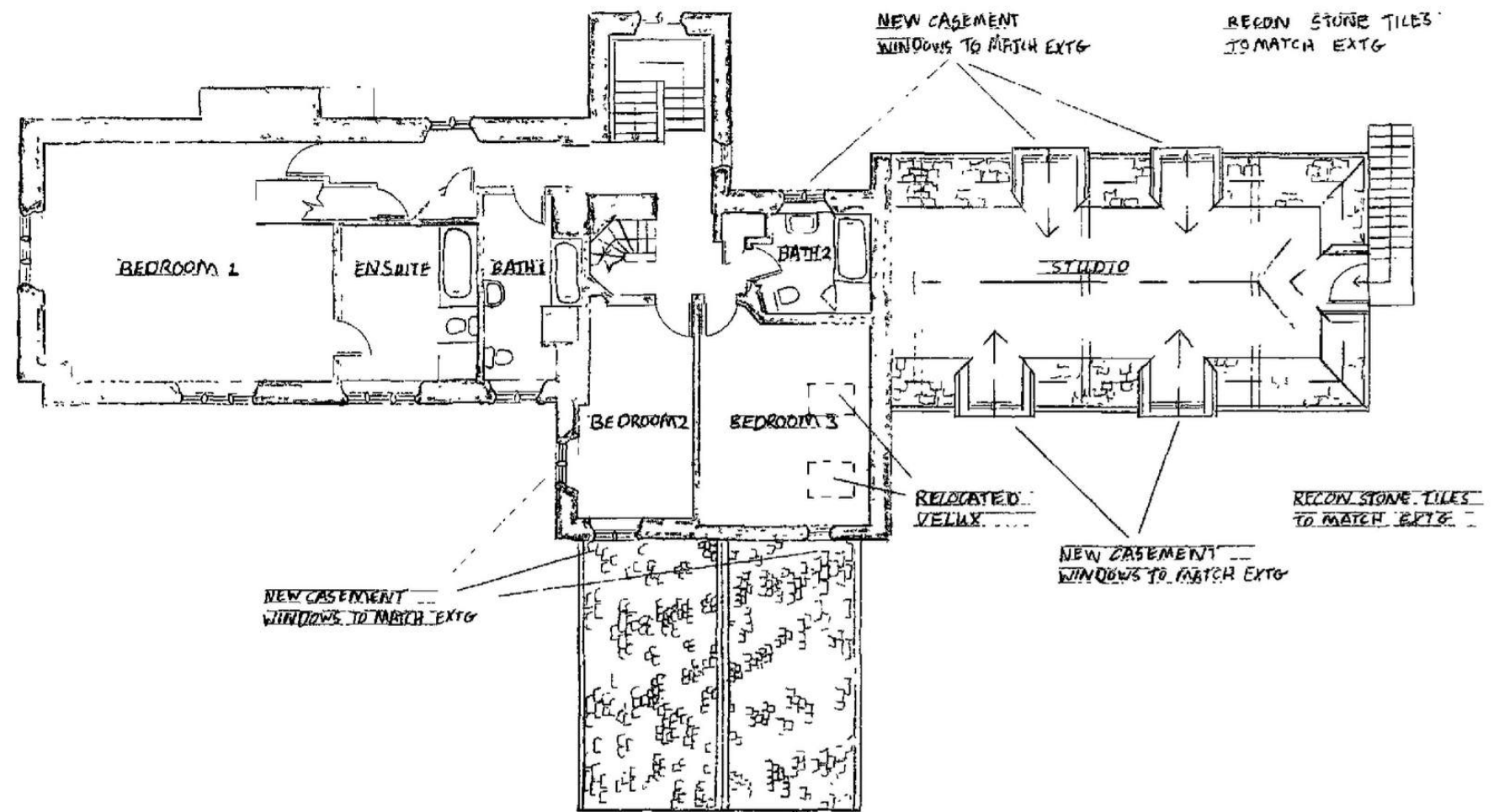
Date of Application: 29 May 2008

Date Received: 30 May 2008

Parish: Filkins & Broughton Poggs

The current owners only completed the work to the single storey extension and not the replacement of the flat roof with pitched roof.

Please note that it is for a potential buyer to make their own enquiries of the council if they wish to obtain further information relating to the planning permission granted and whether further permission/consent would be required to complete the work as outlined in the above application.



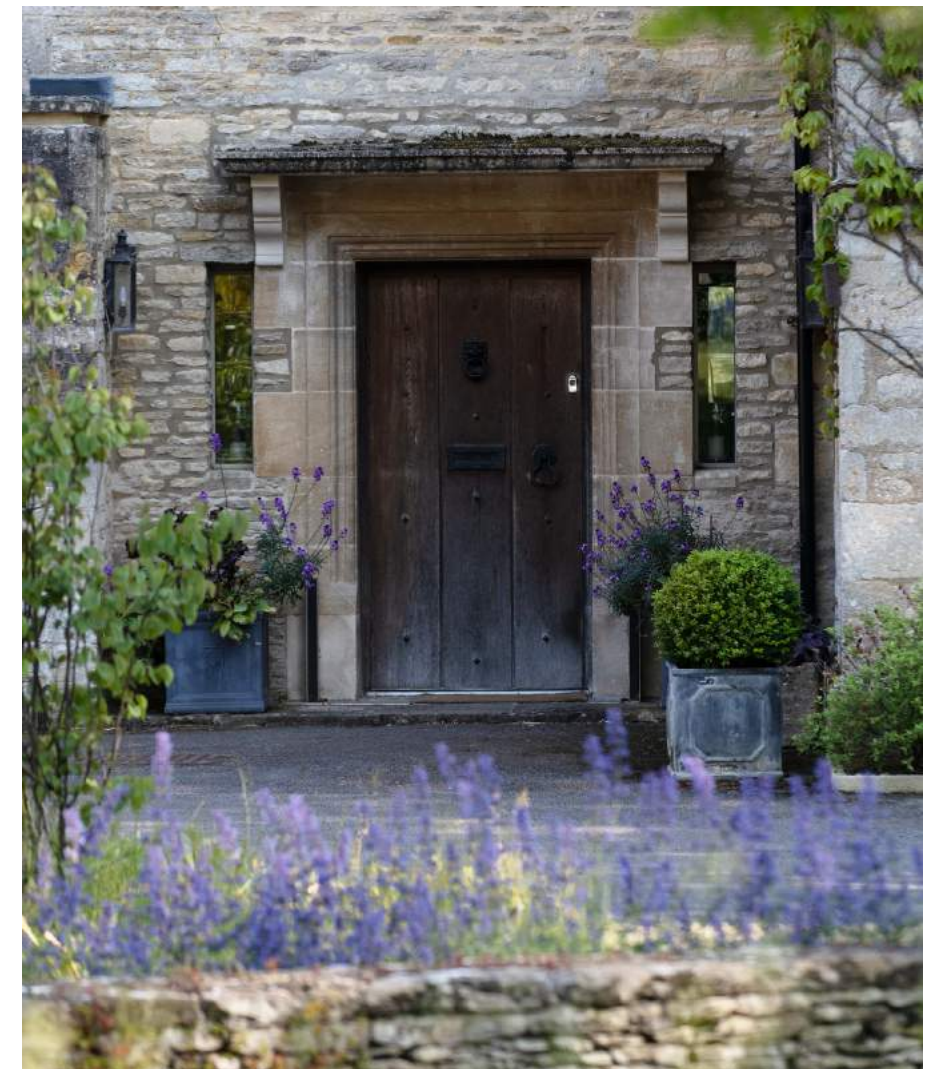
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Please note: This image has been produced as a guide only to give an idea as to what the property could look like if the works as outlined in Application Number: 08/1064/P/FP were completed.









Please note: This plan should be used as a guide only.

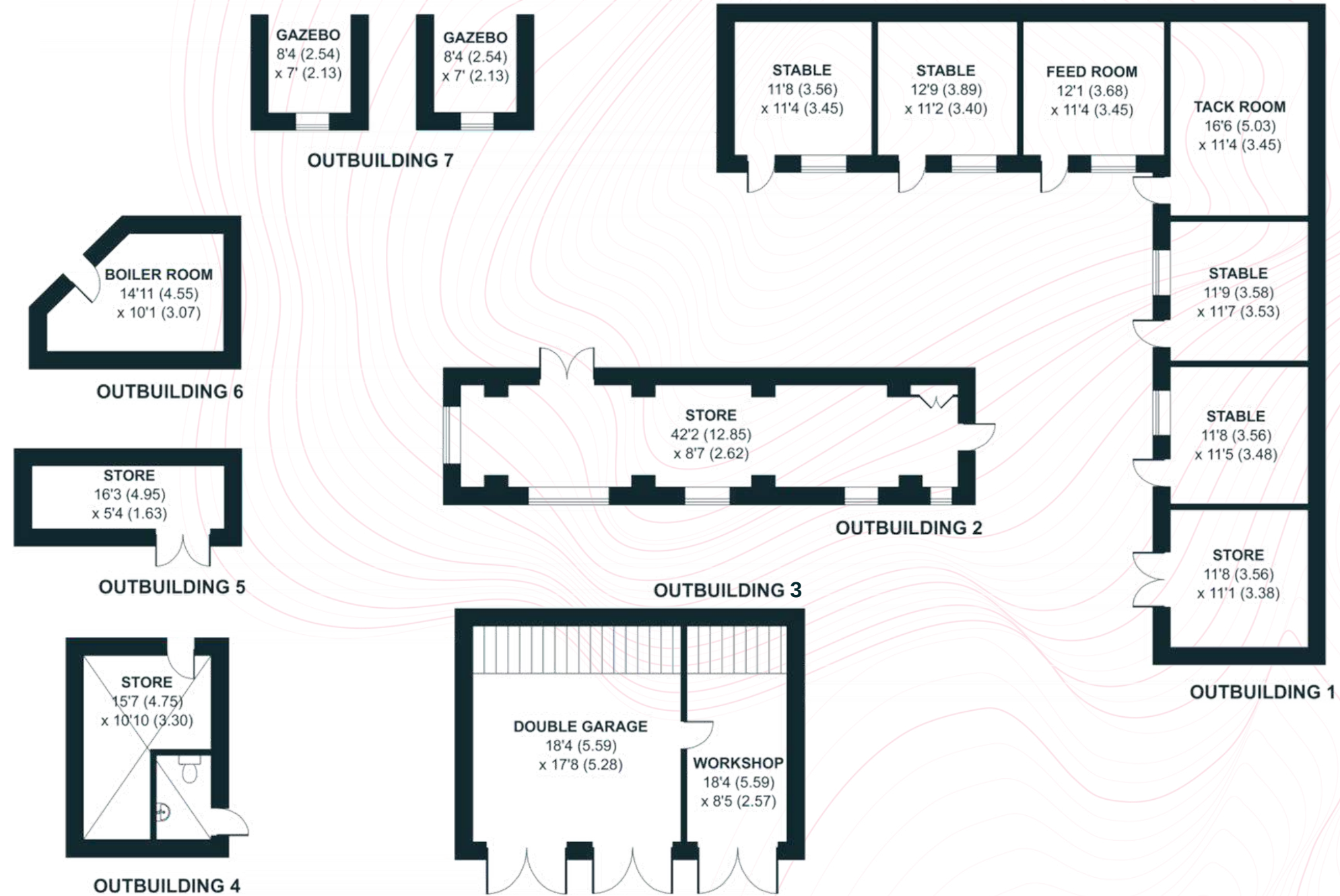
FLOORPLAN



**Total - 875.7 sq m / 9,427 sq ft | Main House - 635.3 sq m / 6,839 sq ft | Garage - 30 sq m / 323 sq ft
Including Limited Use Area(s) - 30.1 sq m / 324 sq ft | Office - 180.3 sq m / 1941 sq ft**

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken April 2023. Particulars prepared in April 2023.

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AREA GUIDE

The Cotswolds

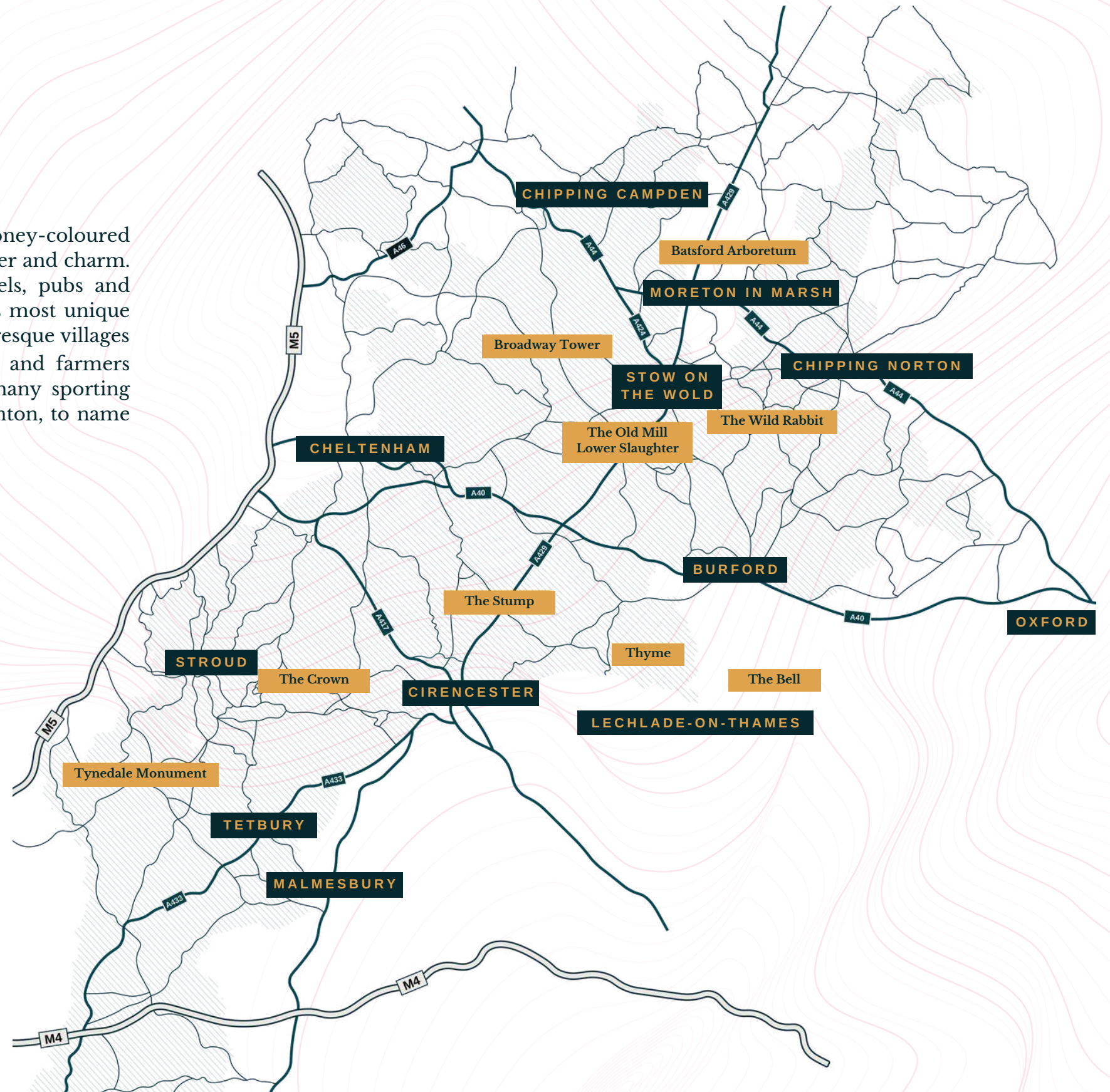
Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation 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 **Wilderness Festival, Cornbury Park**
Spanning music, the arts, food and the outdoors, Wilderness is a unique four-day festival set within the idyllic surroundings of Cornbury Park.

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.





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03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com