



Pritchard & Company, Stratford upon Avon
 Alscot Arms, Alscot Estate, Atherstone Hill, Atherstone on
 Stour, Stratford upon Avon, Warwickshire, CV37 8NF

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5 bedroom detached house for sale

Upper Harford, Bourton On The Water, Cheltenham,
 Gloucestershire, GL54

Guide Price
£1,250,000

Monthly mortgage payments



Property Description

Key features

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■ Ideal for working from home

■ No chain

Full description

Tenure: Freehold

AN ATTRACTIVE AND VERSATILE FAMILY HOUSE IN A UNIQUE SETTING WITH FAR REACHING VIEWS

Pooh Corner is one of only three freehold properties within the idyllic Upper Harford Estate which extends to approximately 70 acres. The property itself is built of locally quarried Cotswold stone beneath a pitched and tiled roof and benefits from a recently constructed self contained annexe.

Pooh Corner is rurally situated in glorious Cotswold countryside with outstanding far-reaching views.

With ultra fast fibre broadband to the property, it has proved to be an ideal location for remote working during recent times.

The Upper Harford Estate has its own grass airstrip, restricted to use by residents only, available if required by separate negotiation with the owner of the estate (refer to selling agent).

The house boasts a number of well proportioned and attractive reception rooms. The accommodation is versatile, well suited to both family living and formal entertaining, with the size and layout of the rooms shown on the floorplans enclosed within the brochure.

SUMMARY OF ACCOMMODATION

- Enclosed porch leading to pleasant entrance hall with fitted cupboards and shelving.
- Charming double aspect sitting room with feature fireplace housing a substantial multi fuel stove.
- Fitted kitchen/breakfast room with far reaching view and leading to useful utility and garaging.
- Substantial L shaped conservatory/family room, ideal for entertaining, leading to terracing and gardens.
- Impressive master suite with dressing room fitted with an extensive range of cupboards, en suite shower room and double doors leading to private study or further bedroom (part of annexe).
- Two further well presented double bedrooms and family bathroom.
- Self contained annexe comprising sitting room, fitted kitchen, two bedrooms, bathroom and ample storage.
- The property is approached through impressive, newly built stone pillars along a shared tarmac drive with managed lawns to both sides and glimpses of the views.
- Partly walled garden to front elevation, ample gravelled parking leading to garaging and lawned area with border.
- Attractively landscaped rear garden with extensive paved terracing, ideal for al fresco summer dining, expansive level lawn and established trees and shrubs to some boundaries.
- Fantastic far reaching views to the north east in the direction of Chipping Norton.

Potential exists to remodel parts of the property potentially incorporating the integral garages and/or annexe into the main body of the house. In addition it could be possible to create new garaging within the curtilage of the front garden all subject to the usual planning consents.

SITUATION

Pooh Corner is situated in a delightful rural location in the heart of the rolling countryside in the Cotswold Area of Outstanding Natural Beauty. Upper Harford forms part of the parish of Naunton. The village is within the catchment area of highly regarded schools and nearby Bourton on the Water offers a good range of everyday amenities. The nearest market town is Stow on the Wold, renowned for its speciality shops centred on and around an attractive market square. The larger centres of Cheltenham and Cirencester provide very extensive cultural, shopping and leisure facilities.

There are fine local walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast, including a public footpath which crosses Upper Harford itself.

More information from this agent

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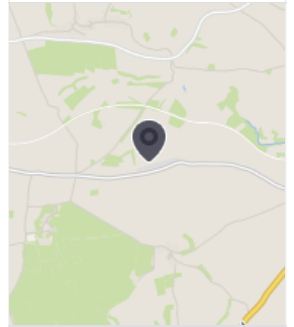
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Kingham (8.2 mi)

Distances are straight line measurements from centre of postcode

Nearest schools

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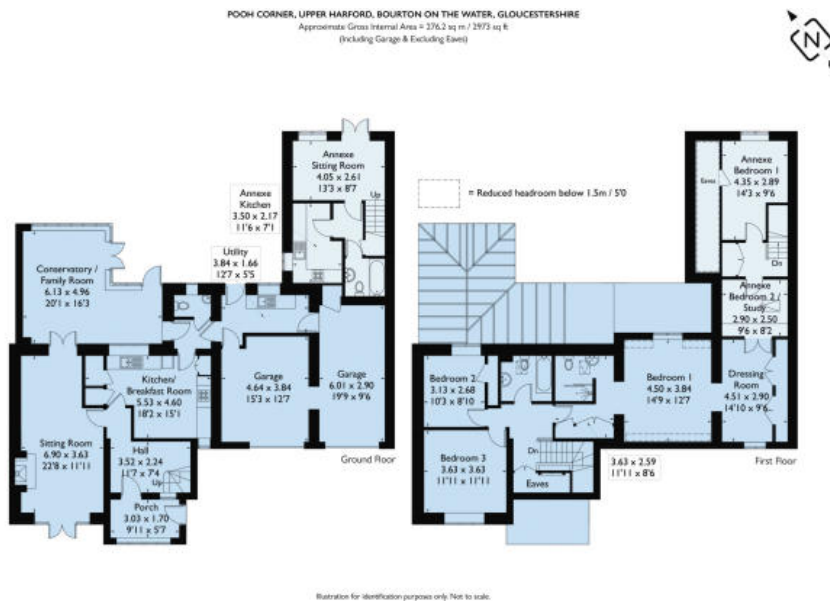
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Floorplans

Floorplan



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Map & Street View

map view

street view

[School Checker >](#)

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Property price

£ 1250000

Deposit

£ 125000



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Annual interest ?

2.4 %

Repayment period

25 years

Monthly repayments: £4,991

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