

Voxhills Dartley Farm, Nr. Duntisbourne Rouse, Gloucestershire



# Voxhills Dartley Farm, Nr. Duntisbourne Rouse, Cirencester, Gloucestershire GL7 7JH

Amazing privacy and views

Cirencester 5 miles, Kemble Station 12 miles, Cheltenham 12 miles

Hall | Drawing room | Sitting room | Study Kitchen/breakfast/family room | Utility Cloakroom | 5 Bedrooms | 4 Bathrooms Integral flat | Gardens | Paddocks About 4 acres in all

## Voxhills

Voxhills comprises a traditional Cotswold country house formed of the original cottage which was extended into the adjoining period barn around 15 years ago. Perhaps the most memorable feature of the property is the outstanding views over the surrounding countryside. The house has well-planned accommodation which is ideal for both modern family living and entertaining. The kitchen/breakfast family room is very much the heart of the house. It has an open fireplace, space for a large table and chairs and French windows to the garden.











The large main reception room has space for a large dining table, a wood-burning stove and French windows to the garden. There is also a separate sitting room or playroom and a study. On the first floor are five double bedrooms (one of which has a dressing room) and four bathrooms. There is also an integral flat on the first floor with a bedroom, sitting room, kitchen and bathroom. Voxhills is not listed.

#### Location

Voxhills is situated in open Cotswold countryside to the north east of Cirencester. The nearest villages are Duntisbourne Rouse and Woodmancote. Cirencester is a traditional market town with an excellent range of shops and services. Cheltenham, 12 miles to the north, is the main regional centre and has an excellent range of shops and restaurants as well as the literary festival and other events. Plenty of local sporting opportunities such as National Hunt racing at Cheltenham and Newbury, many other equestrian events and various golf courses. Excellent walks and rides in the surrounding countryside.

Good communications being just over two miles from access to the A417/9 dual carriageway linking the M4 to the M5. Kemble Station is 12 miles or alternatively Swindon Station is 20 miles (Paddington 52 minutes). A wide range of local schools in both the private and state sector. The latter include a variety of grammar schools. In the private sector there is Beaudesert Park, Pinewood, Hatherop Castle and Rendcomb College, as well as Cheltenham College and the Cheltenham Ladies College.

## Outside

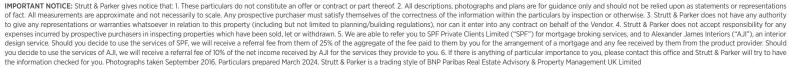
The garden is lawned for ease of maintenance and, like the house, enjoys the superb views. Beyond the garden are two paddocks which are suitable for horses. There are no public rights of way across the property and no close neighbours.













#### General

**Local Authority:** Cotswold District Council. **Services:** Mains electricity. Private water and drainage. Oil fired central heating.

Council Tax: Band F EPC: Band E Tenure: Freehold

Guide Price: £2.25 million

# Cirencester

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