



Voxhills
Dartley Farm, Nr. Duntisbourne Rouse, Gloucestershire

For the finer things in property.



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.



Floorplans
 House internal area 5,522 sq ft (513 sq m)
 Workshop 107 sq ft (10 sq m)
 Garden Store 97 sq ft (9 sq m)
 Total 5,726 sq ft (532 sq m)
 (Includes limited use area 43 sq ft (4 sq m))
 For identification purposes only.



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

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
 struttandparker.com

Over 45 offices across England and Scotland,
 including Prime Central London

IMPORTANT NOTICE: Strutt & Parker 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. Strutt & Parker 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. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2016. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

