



Green Farm, Downington, Lechlade,
GL7 3DL

Guide Price £1,100,000

SAMUEL MILES ARE DELIGHTED TO OFFER FOR SALE THIS
STONE BUILT GRADE II LISTED GEORGIAN FARMHOUSE
WITH C.2 ACRES OF GARDENS, TWO SEPARATE PADDOCKS
AND OUTBUILDINGS.



THE PROPERTY

Green Farm is a typical early Georgian Cotswold Stone farmhouse. The current owners have carried out a program of modernisation, including the conversion of the original dairy into a family kitchen with 4-oven Aga, the installation of oil-fired central heating, and part underfloor heating. The property has been completely rewired and replumbed. The accommodation is extensive, arranged over three floors, and benefits from a wealth of original features, including the addition of new folding shutters to the refurbished original sash windows, and an inglenook fireplace in the dining room

THE SITUATION

Green Farm sits on the western outskirts of Lechlade in the Downington Area of the Town. This historic Cotswold Market Town is located on the River Thames and has a

vibrant community. It offers excellent amenities, including; convenience stores, primary school, doctors, dentists, bank and post office. Other amenities include; tea rooms, restaurants and public houses and various antique shops. Leisure activities include; various aquatic activities on the Thames and various events and clubs at the Community Centre. Lechlade is c.8 Miles from Burford, c.12 miles from Cirencester, c.12 miles from Swindon and offers great links to the M4, M5 and M40 motorways

ACCOMMODATION

The property is entered via an original wooden storm porch into a tiled hall way with staircase to the first and second floors and door to the rear garden. To the right is a cosy dual aspect Sitting Room with wood burning stove and to the left a large Dining Room, again dual aspect and with a large fireplace. From here an internal hall leads to the rest

of the ground floor rooms. There is a airy Study with door to the rear garden and an unused fireplace and a long convenient Pantry leading to a Utility Room and Cloakroom. There is a large Farmhouse Kitchen/Breakfast Room fitted by 'Mark Wilkinson' and with a Four Oven oil fired AGA. Stairs rise from here into the northern end of the top floors.

Above the Kitchen/Breakfast Room is an internal Landing leading to a Large Master Bedroom with a Large En-suite Bathroom. There is a Large Refitted Family Bathroom with separate bath and shower and from the landing stairs rise to another large Bedroom in the roof along with a good sized Attic Room. From the internal landing there is access to a large dual aspect Bedroom with a Victorian Cast Iron Fireplace that leads to the main landing. The main landing has a pretty Arched window to the rear and stairs to the second floor. There is a large dual aspect bedroom with cast

iron Victorian Fireplace and two large wardrobes. The second floor here consists of two more large Attic Rooms

OUTSIDE

The property is accessed by a private drive, shared by two other cottages. At the boundary of Green Farm there is a five bar gate and the driveway opens up into a large stone chipped area giving ample parking. Another five bar gate and the driveway continues to a large area of concrete hardstanding in front of the milking barn.

GARDENS & PADDOCKS

There are two enclosed formal gardens. The front is enclosed by the original railings with gated access to the front and side. Paths lead from here through the lawns to the front and Kitchen doors. To the side of the property a

lawn and cobbled open area leads to the rear Cotswold Stone walled rear formal lawn garden. To the south of the property accessed by a five bar gate is a lawn area that leads a mature vegetable garden to the rear of the milking barn. This area then leads to a large pond with mature trees to the perimeter which in turn leads to a large grass paddock, enclosed by wire fencing, which runs at the back of the property.

The remaining grass paddock is to the northwest of the property and runs along the main road and the driveway. It is accessed via a five bar gate and is enclosed by post and rail and wire fencing.

OUTBUILDINGS

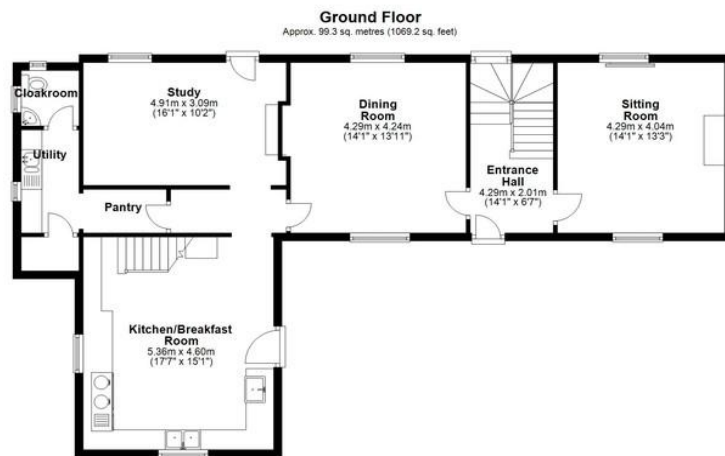
To the north of the property is a period Cotswold stone stable comprising of two good sized rooms, with the

original stalls and wooden feeding troughs. From the outside stone steps rise to the hay loft. The building has not been renovated and is currently used as storage. There is a large oil tank to the rear.

To the south of the property at the end of the driveway is a large milking shed with double wooden sliding doors. This would make an excellent garage for at least six vehicles and has power.

Attached to the south gable end is a long open pen stable with gated access to the rear paddock.





COUNCIL TAX BAND

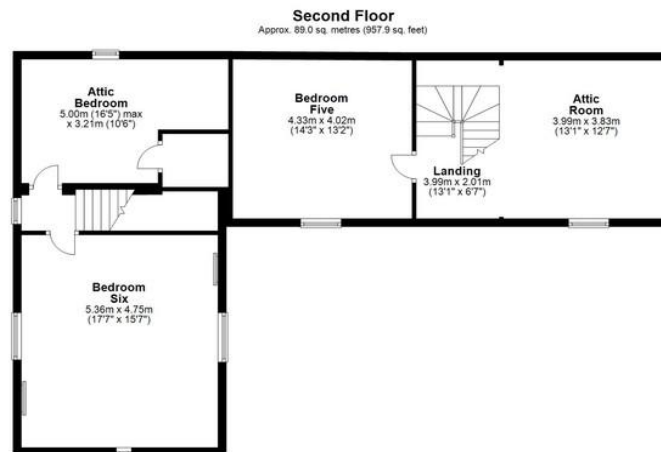
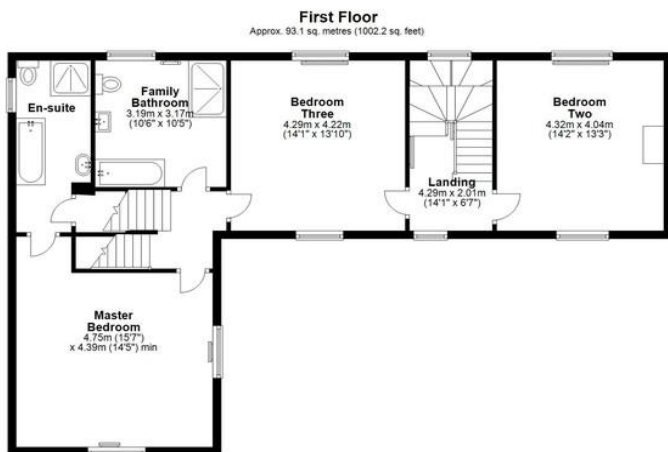
Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council



Total area: approx. 281.4 sq. metres (3029.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements