



# Paxford House

Paxford

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# A classic Listed village house

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Paxford House, Paxford, Chipping Campden, GL55 6XQ

Chipping Campden 3 miles, Moreton-in-Marsh 4 miles, Stratford-upon-Avon 14 miles,  
Oxford 32 miles, Cheltenham 30 miles, Birmingham 50 miles,  
Central London 87 miles  
(All distances are approximate)

## *Features:*

### *Lot 1 – Paxford House*

Entrance hall | 3 Reception rooms | Snooker room  
Kitchen/breakfast room | 6 bedrooms | 3 bathrooms  
Integral 1 bed flat with living room, kitchen,  
bathroom and bedroom  
Extensive outbuildings | Gardens and grounds

In all about 4.59 acres (1.85 ha)

### *Lot 2*

Traditional barn extending 1,555 sq ft

### *Lot 3*

Pasture field extending to 6.03 acres (2.44 ha)

### *Lot 4*

Block of bare land extending to 54.2 acres (21.93 ha)

In all about 65 acres



















### *Location*

Paxford House is set in the attractive north Cotswold village of Paxford, lying equidistance between Chipping Campden and Moreton-in-Marsh. There is a thriving community with a range of attractive stone built houses and cottages and an excellent village pub. Moreton-in-Marsh provides first class day to day shopping, including two supermarkets and a mainline station with direct service to London Paddington and the Midlands. The major centres of Oxford, Cheltenham, Stratford-upon-Avon and the market towns of Chipping Norton and Shipston-on-Stour are all within easy reach.

Good schools are readily available and within comfortable driving distance, including Kitebrook Prep School and Tudor Hall, together with an excellent selection of state and independent schools in Oxford and Cheltenham.

Communications to the area are excellent with good access to the M40 (Junctions 8, 9, 10 and 11) providing easy access to London, Heathrow Airport and the Midlands.

Sporting and recreational facilities are well catered for in the area, with golf courses at Broadway, Lyneham, Chipping Norton and Naunton Downs. National Hunt racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks, interesting churches and important gardens at Hidcote and Kiftsgate.

### *The Property*

Paxford House is Listed Grade II\* and believed to date from the early 18th century. Requiring modernisation, the property is symmetrical in design with 2 prominent gabled dormers, along with five distinctive mullion and transom windows. Built of local Cotswold stone, the accommodation is arranged on three floors. Attached to the south east is a 19th century wing on two floors.

The property is approached off the village lane over a short drive which leads to a private gravelled area at the front of the house. The front door opens into the hall, off which is the dining room, library, kitchen/breakfast room, study and the staircase to the first floor, with a cloakroom behind. From the kitchen, doors lead to the pantry and utility room and another door to a lobby with back stairs to the first floor. This lobby also leads to the boiler room which in turn leads through to the snooker room.

The impressive staircase rises from the hall to the landing, off which is the drawing room, three bedrooms and a shower room. A secondary staircase leads to the second floor where there are three further bedrooms, a bathroom and a storeroom. Steps lead from the main landing to a lobby, off which is a bathroom and a door into the integral one bed flat with living room, kitchen, bathroom and bedroom.



### *Outside*

There are extensive outbuildings including a garage, three storerooms with a workshop above and a further range of timber buildings to the south west.

### *The Gardens*

The gardens are beautifully laid out, with a wide variety of mature trees and predominantly lawned gardens, which are overlooked from the house. Beyond the garden is an area of orchard. Behind the house is another lawn and the former kitchen garden.

### *Lot 2*

Lot 2 is a stone built traditional barn extending to 1,555 sq ft offering great potential for a number of uses. Potential buyers will have to make their own enquiries with the local planning authority. The location of the barn within the Paxford Conservation Area and the Cotswolds AONB means that a conversion using Class Q of the permitted development rights will not be an option, but local and national planning policies support the conversion of suitable traditional buildings.

### *Lot 3*

A pasture field extending to 6.03 acres with frontage to the road through the village. A vehicular right of way will be reserved in favour of Lot 1 over the northern end of the paddock from the highway to the orchard in lot 1.

### *Lot 4*

A block of bare land extending to 54.20 acres and divided in a number of enclosures. Access is from the Paxford Aston Magna road.



### *General*

**Services:** Mains water, electricity and drainage. Oil-fired central heating

**Listing:** The property is listed as Grade II\*

**Council tax:** Band H

**Postcode:** The postcode of the property is GL55 6XQ

**Local authority:** Cotswold District Council;  
Tel: 01285 623 000

**Town and Country Planning:** Paxford House is Grade II\* Listed and lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

**Fixtures and fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all rights including the rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the conditions of sale or not.

Public footpaths run across the land in Lots 3 and 4

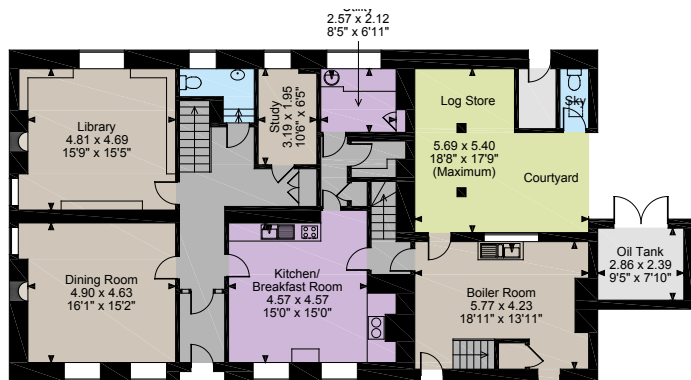
### *Directions*

From Moreton-in-Marsh take the A44 towards Broadway and just after the Village of Bourton-on-the-Hill turn right signposted Blockley. Proceed through the village and after approximately two miles you will reach the village of Paxford. Continue into the heart of the village and the entrance to Paxford House will be found on the right hand side just before the Churchill Arms public house.

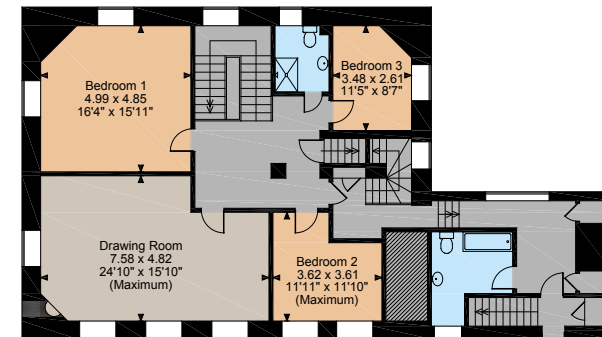


*Floorplans for Paxford House*

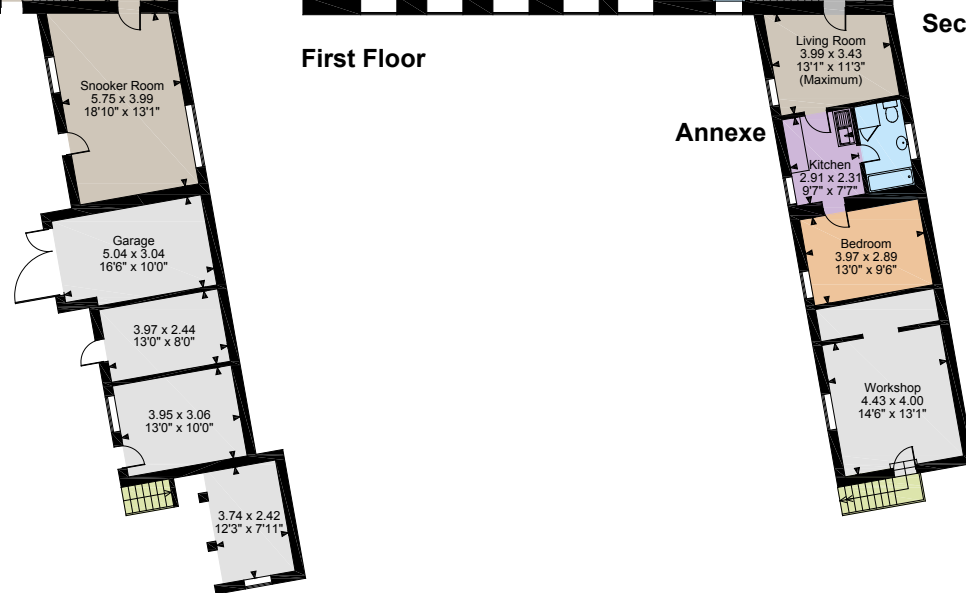
- Main House internal area 4,363 sq ft (405 sq m)
- Garage internal area 162 sq ft (15 sq m)
- Annexe internal area 406 sq ft (38 sq m)
- Oil Tank & W.C. internal area 94 sq ft (9 sq m)
- Workshop internal area 242 sq ft (23 sq m)
- External Rooms internal area 372 sq ft (35 sq m)
- Outbuilding internal area 1,555 sq ft (144 sq m)
- Quoted Area Excludes 'External Log Store & Courtyard'



**Ground Floor**



**First Floor**

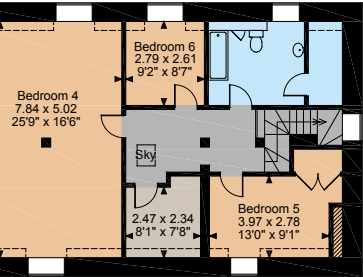


**Annexe**

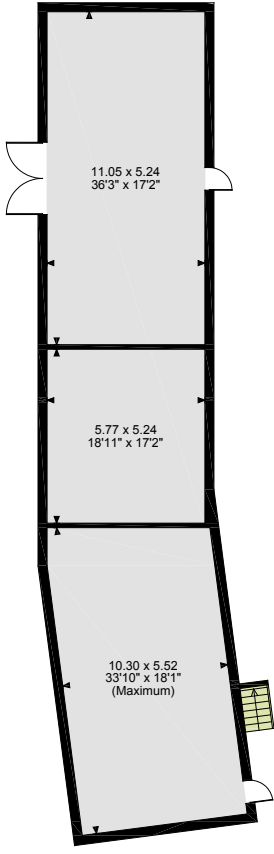
The position & size of doors, windows, appliances and other features are approximate

□ □ □ □ Denotes restricted head height

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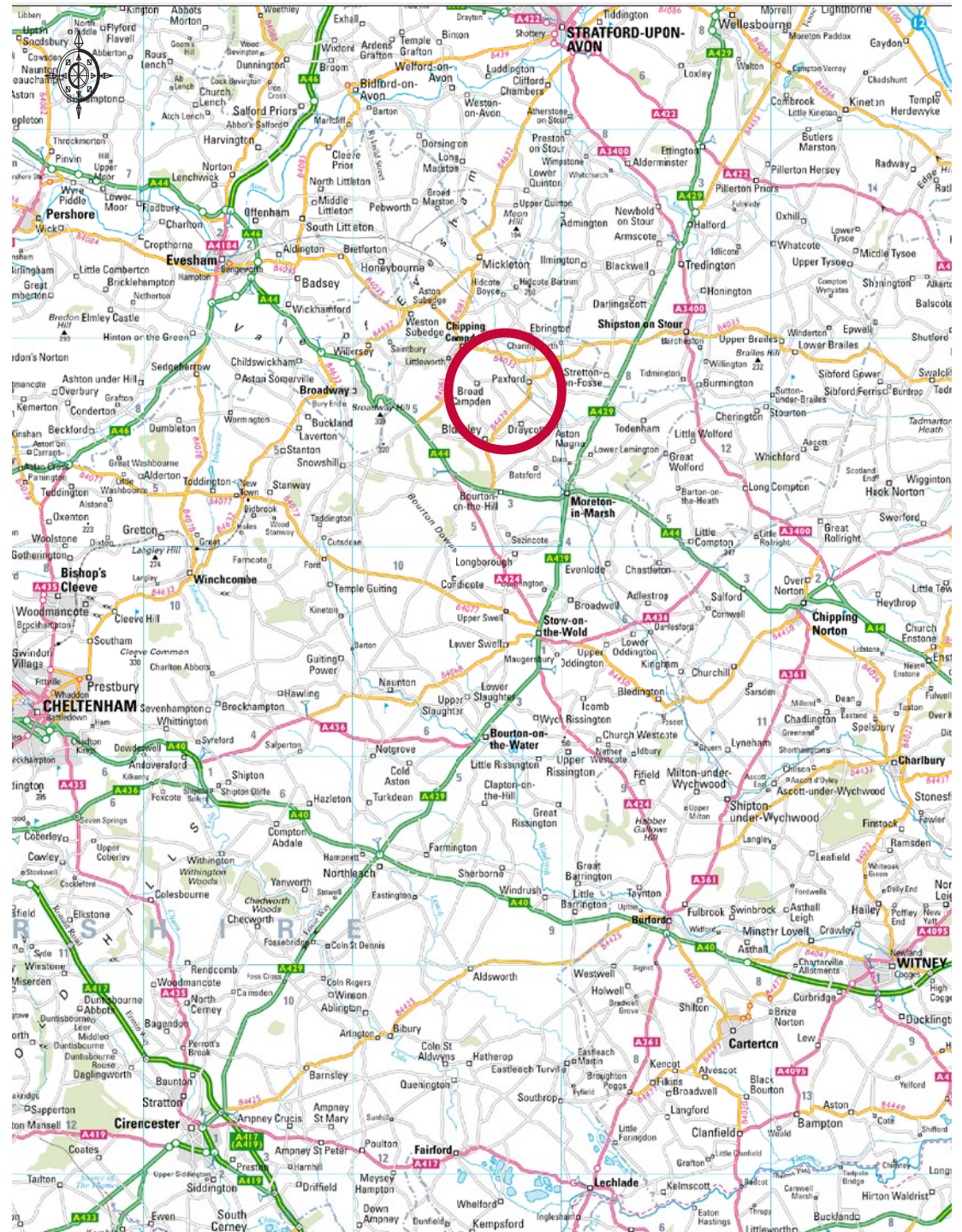
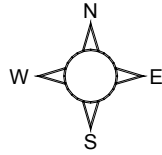
Second Floor

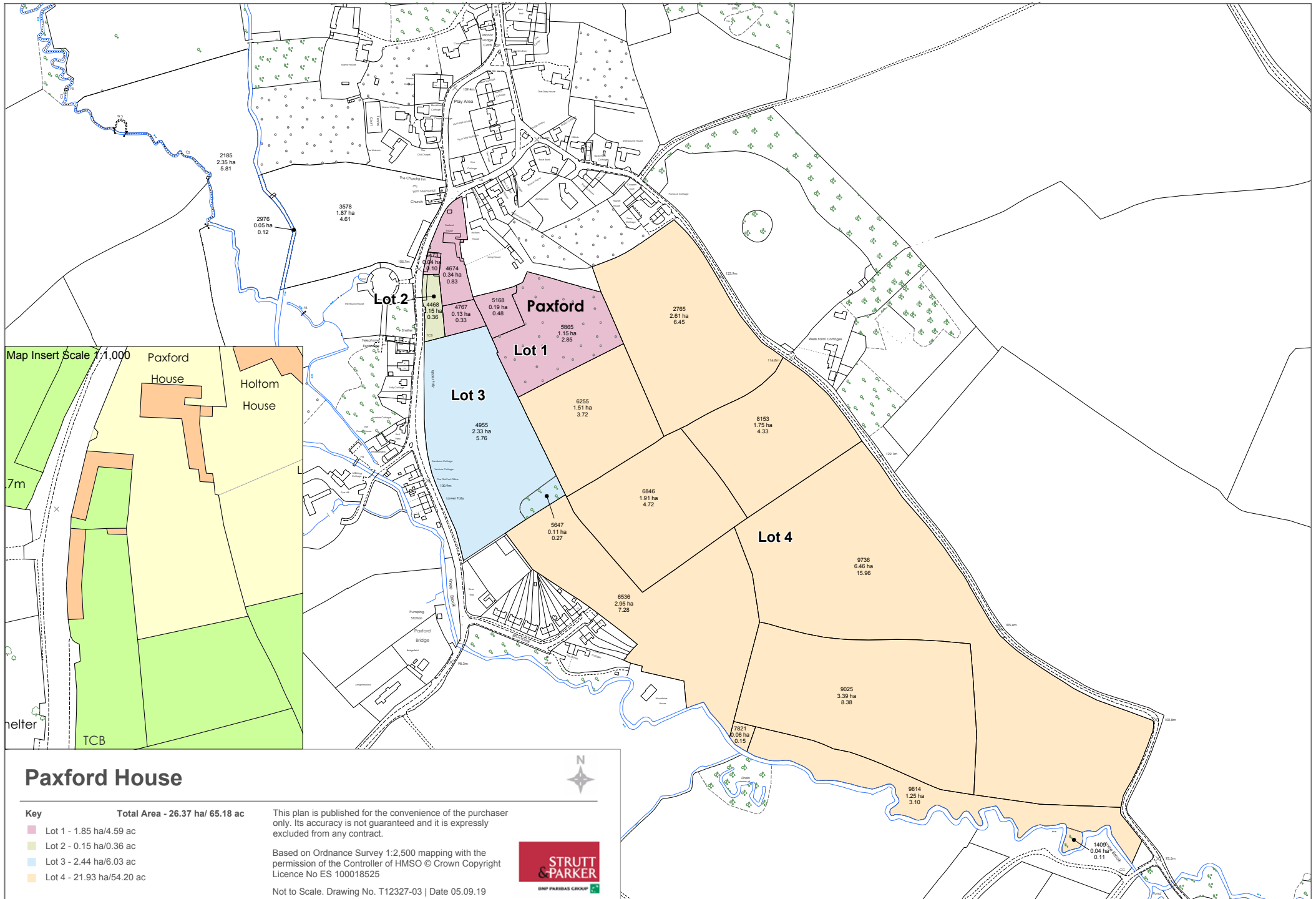


Barn

Approximate only.

819/DMS





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