

UPLAND HOUSE

UPPER HARFORD, GLOUCESTERSHIRE





2 Upland House

Upland House

Upper Harford, Gloucestershire

A well-presented detached house with stunning far-reaching views, gardens, double garage and parking, set in a rural location

GROUND FLOOR

Entrance Hall • Sitting Room • Dining Room • Kitchen • Conservatory • Orangery • Study • Utility

FIRST FLOOR

Main Bedroom with adjoining Bath/Shower Room • Dressing Room/Bedroom 5
Two further double Bedrooms • Family Bathroom • Studio/Bedroom 4 • Storage Room

OUTSIDE

Lawned Gardens • Double Garage with workshop • Ample Parking • Set in 0.6 Acre

The London Office

40 St James's Place,
London, SW1A 1NS

T 0207 839 0888
E enquiries@tlo.co.uk

www.tlo.co.uk



Stow-on-the-Wold Office

Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ

T: 01451 830731
E: stow@butlersherborn.co.uk

www.butlersherborn.co.uk



DESCRIPTION

Upland House is set in the most desirable rural location, with breathtaking views over the rolling Cotswold Hills. There are only four houses, originally created for a flying community, which makes this hamlet very special. There is easy access to Cheltenham and the Fosse Way for Stow on the Wold and Cirencester. This unique property comes with the opportunity to use a light aircraft, (with agreement and a licence from the owner at Upper Harford) There is a well-maintained 700m grass landing strip, set in the 97 Acres of rough-cut grass. There is footpath that leads to Cold Aston and Notgrove, or just around the immediate area, all set in the Cotswold Area of Outstanding Natural Beauty.

Upland House was bought from the developers by the current owners over 30 years ago, they have made a wonderful family home with flexible living accommodation set over two floors. They have improved the property over the years, with a well-appointed Mark Wilkinson kitchen with granite work tops, created the useful studio which could be another bedroom and built a most attractive Prime Oak orangery, which takes in the stunning views.

The reception rooms are well-proportioned and benefit from wonderful views. There are doors leading to the stone paved terrace, which makes it ideal for outdoor entertaining. The attractive high Cotswold stone wall creates superb suntrap. The sitting room enjoys the views out over the garden and to the land beyond, there is an impressive Cotswold stone fireplace has a Clearview wood burner in place. The study is perfect for working from home.

The kitchen is well-appointed with a matching island and integrated appliances, and it opens to the orangery, which is has an engineered oak floor with electric under floor heating. The Amdega conservatory is also ideal for entertaining with doors opening to the terrace. The generous utility room is very useful for



country living and links to the double garage, which incorporates a workshop.

The main bedroom is set on south-eastern side of the house to take in the wonderful views. There is scope for the studio and the storage room to become a guest bedroom or a separate annex.

There are lawned front gardens with a mature well-stocked border, the lawns are interspersed with a variety of trees. The lawn wraps around the south-east elevation. The boundary is marked by several large Cotswold stones, opening out to the rough-cut pasture. Aerial images show land not included in the freehold sale of Upland House.

This area is well-served by excellent schools, with a primary school in Cold Aston and the renowned Cotswold School in Bourton-on-the-Water for secondary education. Upper Harford forms part of the Parish of Naunton.

Pubs



Halfway House, Kineton 4.7 miles
Farmers Arms, Guiting Power 3.6 miles
The Plough, Cold Aston 2.2 miles
The Nuttery Café/Bar Hub, Notgrove 1.5 miles

Schools



Cold Aston Primary School 2.1 miles
The Cotswold School 2.1 miles
Kingham Hill 11.9 miles

Train Station



Kingham Station 11.4 miles
Moreton in Marsh station 10.8 miles

Members Clubs



Soho Farmhouse 23.5 miles
Daylesford Organic, Spa and Bamford 10.1 miles



SERVICES

Mains water and electricity. Oil fired central heating. A shared septic tank located in neighbours garden, emptied yearly. Electric underfloor heating in the Orangery. Electric heaters in the Studio. Gigaclear Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester, GL7 1PX. T 01285 623000 W www.cotswold.gov.uk

COUNCIL TAX: Band G

VIEWING

Please telephone Butler Sherborn: Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888 E stow@butlersherborn.co.uk

DIRECTIONS (GL54 3BY)

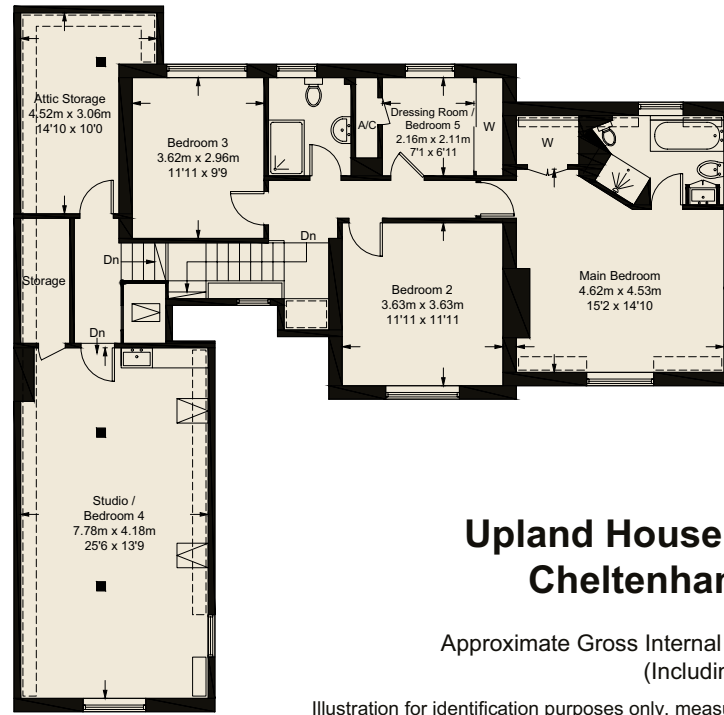
From Bourton on the Water, take the Cheltenham Road A436, the turning to Upper Harford is set in high evergreen trees on the right (before Folly Farm). Once in the grounds, follow the road to the properties, take the shared gravel drive to the right and Upland House is on the right hand side.

what3words: ///behaving.covers.statement





Ground Floor (Including Garage)
189.6 sq m / 2041 sq ft



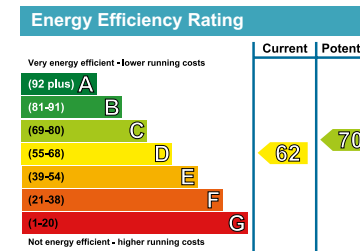
First Floor
130.8 sq m / 1408 sq ft

Upland House, Upper Harford, Cheltenham, GL54 3BY

Approximate Gross Internal Area = 320.4 sq m / 3449 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1169272)

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