



BRADSHAW'S





Bradshaws Farm -

Kelmscott, Oxfordshire, GL7 3HD

Stunning 5 Bedroom Grade II* Listed Queen Anne House • Additional Stone Barns with Development Potential • Walled Gardens • Outstanding Views • Sought after rural location on Oxfordshire/Gloucestershire Border • Edge of Village

Lechlade-on-Thames 3 miles, Burford 9 miles, Cirencester 16 miles, Swindon 16 miles (direct trains to London Paddington 51 minutes), Oxford 24 miles, Cheltenham 31 miles, Central London 78 miles

Situation

Bradshaws is located in the sought-after village of Kelmscott, which lies on the banks of the River Thames. Comprising a Norman church, village hall and a great local pub, The Plough, the village is known for its link with William Morris who owned and lived in Kelmscott Manor.

Nearby, less than 3 miles to the west, is the larger village of Lechlade-on-Thames, on the edge of the Cotswolds, which offers a wide variety of independent retailers, restaurants, pubs and cafes together with a Doctors surgery, primary school and sporting facilities.

There are good road links to Oxford and Cheltenham, both via the A40, while Cirencester is only a few miles to the West. There are more local facilities and secondary schools available in the nearby market towns of Faringdon and Burford. Major rail links to London and the West are available from Swindon, Didcot and Oxford. The village is also well positioned for a number of excellent schools locally such as St Hugh's, Pinewood, Farmors and Burford School, while Abingdon School, Radley College, Dragon School, St Edward's are all in and around Abingdon and Oxford. Equally, Cheltenham College, Hatherop Castle School and Rendcomb are close by to the West.

Description

Bradshaws was originally built in the 17th Century and was extended and renovated in the 18th century. The property provides an exciting opportunity to own a Georgian gem with a wealth of character and period features all set in an adjacent courtyard of traditional stone barns offering endless potential.

The approach is alongside the stone barn and garden wall, accessed off a quiet country lane, where you immediately arrive into the private courtyard. Bradshaws is an imposing period property that has been occupied by the same family for 16 years. The front of the property has an enclosed garden with far reaching views across open fields to the south and a path up to the main entrance. A flagstone entrance hall leads to the drawing room to the right which has a dual aspect and an open fireplace. To the left of the hall is the dining room, again with a dual aspect and an open fireplace. The entrance hall leads through a hallway to the rear of the property where there is, to one side, a snug/family room with an adjacent bathroom. To the other side is the spacious breakfast room/kitchen which has original flagstones, floor to ceiling cupboards, pantry and an oil-fired AGA. There is a secondary kitchen area which provides additional means of cooking, fitted units and a double sink. Beyond the kitchen is a useful utility area and boot room which has access to the rear courtyard and a cloakroom.

Stairs from the entrance hall lead not only down to a small cellar area, but also up to the first floor where there are two wonderful double bedrooms to the front of the property which enjoy far-reaching views to the south. There are 3 further double bedrooms on the first floor together with a bathroom. There is a secondary staircase which leads down to the inner hallway. An enclosed staircase from the first-floor landing leads up to the attic space which is currently used as storage and has great potential to provide additional living space.

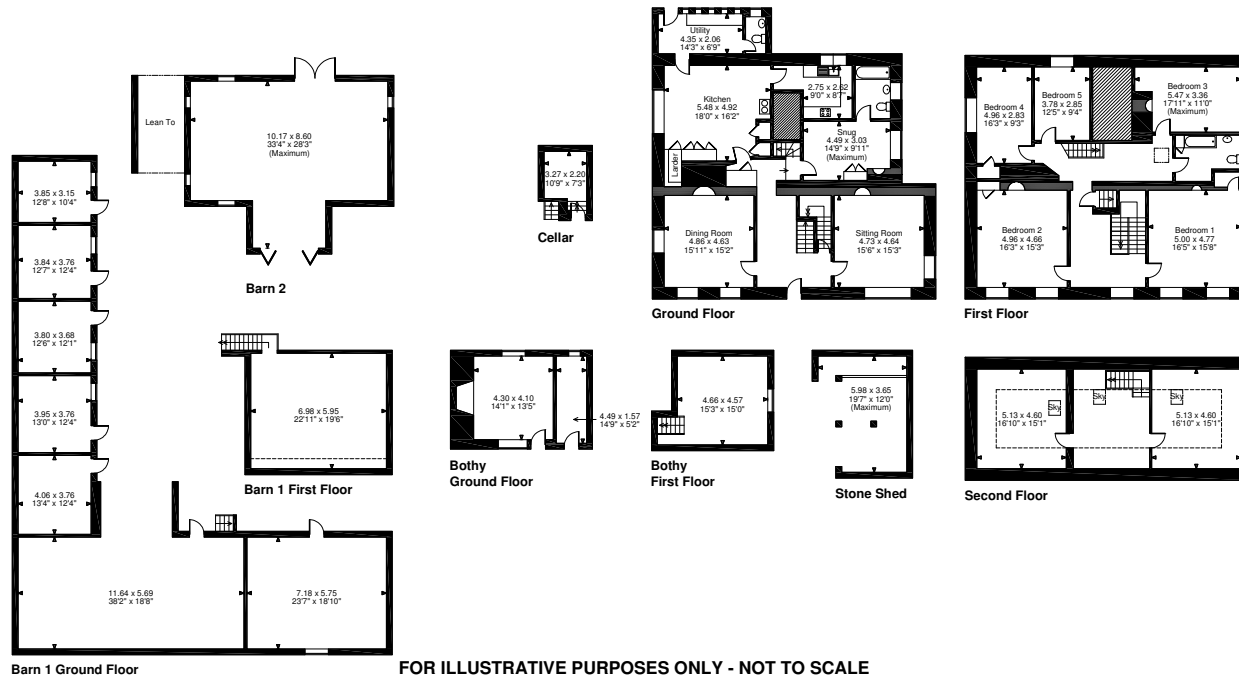
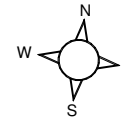






Bradshaws

Bradshaws, Kelmscott, Glous, GL7 3HD
Approximate Gross Internal Area
Main House = 3759 Sq Ft/349 Sq M
Barns & Bothy = 3885 Sq Ft/361 Sq M
 Quoted Area Excludes 'External Lean To'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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One of the many appealing elements of Bradshaws is the abundance of stone outbuildings that form part of property. Immediately to the rear of the main house, and sharing its sheltered courtyard area, is The Bothy, laid out over two levels and with its original bread oven. The current owners use this as additional utility storage and kids space, together with an additional stone shed. Adjacent to the house, enclosing the main courtyard are a number of stone buildings which would have originally been haylofts, cattle stores, stables and an impressive double height threshing barn with dovecot. These buildings offer a purchaser a wide range of potential alternative uses (subject to planning and an overage).

The gardens to Bradshaws wrap around the property on 3 sides. To the front is a formal lawned area bordered by stone walls. Two discreet openings, both beautifully private and sheltered lead into a stunning walled garden comprising a pleasant mix of gravel, lawn and sunken seating areas, espaliered trees creating walkways and established flower beds. The gardens and house extend to 0.5 acres with the barns on a further 0.4 acres. Further land and buildings maybe available. Please contact the agent for further information.

Directions

From Faringdon, head west on the A417 towards Lechlade. Having crossed the Thames, immediately turn right following the country road until you reach the signs for Kelmscott on your right. Take the turning towards the village. After a sharp left-hand bend, the property will be found on your left. Post code GL7 3HD.



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