

Cotswold Farmhouse

Region: Cotswolds Sleeps: 17 - 19

Overview

Cotswold Farmhouse holds a fantastic location set within an Area of Outstanding Natural Beauty, guests will enjoy being able to explore the wonderful countryside surroundings, with walking and cycle paths right from the front door. For those wishing to explore the south Cotswold region, a variety of popular towns and villages are within easy reaching distance including Chipping Sodbury, Tetbury, Chippenham and Bath, all less than thirty minutes away.

The Grade II-listed farmhouse has been beautifully modernised and today seamlessly combines its original charm and character with updated interiors. On the ground floor is the main living accommodation, with four reception rooms there is plenty of space for the whole group to socialise together, whether that's in the cosy drawing room, the entertaining games room complete with table tennis and table football or enjoying meals in the spacious dining area. The modern kitchen is fully equipped with all the tools a budding chef could possibly need to create a delicious meal. Also on the ground floor, is the first of the bedrooms, a king-size double room with en-suite shower room and a single room, ideal for those who struggle with mobility. Upstairs, are the remaining seven bedrooms, a mixture of doubles and twins as well as a bunk bed room, ideal for children.

Outside, there are large gardens for the whole group to enjoy, with large lawns for games. During the Summer months, enjoy competitive games of tennis on the grass court. Afterwards, enjoy a yummy barbecue al fresco on the terrace while enjoying the tranquil surroundings.

Facilities

Manor • Wow Factor • Instagrammable • Modern • **Recommended** • **Exclusive** • Heritage Collection • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Tennis Court • Ground Floor Bed & Bath • Satellite TV • Indoor Games • Outdoor Games • Table Tennis • Table Football • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

Ground Floor

- Reception hall
- Drawing room with wood burner
- Playroom with ping pong and table football
- Snug/library
- Kitchen hang out area with large windows and sofas
- Fully-equipped kitchen with 2 x ovens, veg steamer oven and plate warmer, gas hob, microwave, fridge freezer, 2 x dishwashers
- Dining room with seating for 16
- Utility room with two washing machines and a dryer
- Bedroom with king-size bed, garden access and adjacent shower room
- Bedroom with single bed and en-suite wet room

First Floor

- Master bedroom with emperor-size bed, countryside views with his and hers en-suite bathrooms and dressing area
- Bedroom with bunk beds (*interconnecting door to the twin room*)
- Bedroom with twin single beds and en-suite bathroom (*interconnecting door to the bunk bed room*)
- Bedroom with double bed
- Bedroom with twin single beds (*accessed via ground floor double bedroom*)
- Family bathroom

Second Floor

- Bedroom with king-size bed
- Bedroom with king-size bed

Exterior Grounds

- Private heated swimming pool (*12m x 4m, open April - September weather permitting*)
- Large gardens
- Seating areas
- Charcoal barbecue
- Grass tennis court (*open April - September weather permitting*)
- Football nets



Additional Facilities

- Wi-Fi
- TV
- Table tennis
- Table football
- Washing machine & tumble dryer
- Travel cot & highchair available on request
- Parking

** There are two additional trundle beds which raise total maximum capacity to 19, these are best suited to children and can be added into any of the bedrooms.*

Location & Local Information

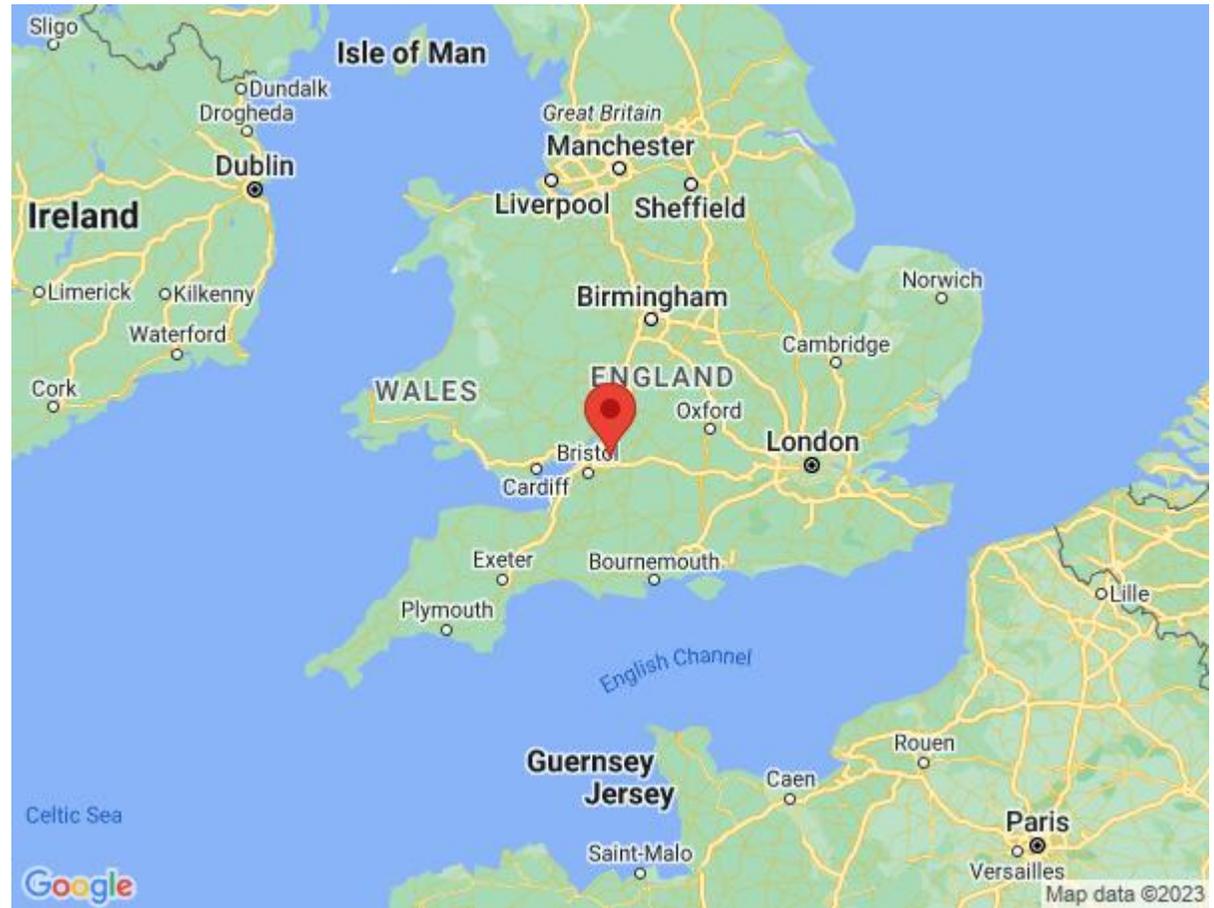
Cotswold Farmhouse is situated within south Gloucestershire in a countryside position, just minutes from the village of Hawkesbury Upton. The village boasts a farm shop, a post office and two local pubs. A wider selection of amenities can be found in Chipping Sodbury, less than a 15-minute drive away, here there is a variety of excellent restaurants, shops and even a golf club.

Cotswold Farmhouse is well situated for those looking to explore the south Cotswold region, with Tetbury, Chippenham and Stroud all reachable in less than 30-minutes. The lovely market town of Cirencester, often regarded as the "Capital of the Cotswolds" is less than 40-minutes away.

There is plenty for the whole family to see, do and explore in the wider area. The lively city of Bristol is just a 30-minute drive away and with its huge variety of attractions, including the harbour, Cabot Tower and the iconic Clifton Suspension Bridge, it really is a must-visit. Animal fanatics are spoilt for choice with Bristol Zoo Gardens, the Wild Place Project and Noah's Ark Zoo Farm all reachable in under 40-minutes. The city of Bath, best known for its Roman Baths and modern Thermae Bath Spa, is also less than a 30-minute drive away and makes a wonderful setting for a day out. Situated in between both Bristol and Bath and less than 20-minutes from Cotswold Farmhouse, is the National Trust owned Dyrham Park, the spectacular 17th century mansion and deer park is well worth a visit.

Local Amenities

Nearest Town	Chipping Sodbury (8.6km)
Nearest Village	Hawkesbury Upton (4.7km)
Nearest Shop	The Farm Shop, Hawkesbury Upton (6.4km)
Nearest Supermarket	Waitrose, Chipping Sodbury (8.4km)
Nearest Restaurant	The Stables @ Vayre House, Chipping Sodbury (8.7km)



Nearest Golf

Chipping Sodbury Golf Club
(9.2km)

What we love

- Magnificent location set within easy reaching distance of the Cotswolds, Bristol and Bath with plenty to see, do and explore!
- The garden makes a wonderful place to be in the Summer months, enjoy competitive games of tennis on the grass court, ball games on the lawns and lazy evenings on the terrace, all while enjoying the beautiful countryside surroundings
- Two of the bedrooms are situated on the ground floor and are therefore ideal for any guests who may struggle with mobility

What you should know...

- One of the bedrooms features bunk beds and is therefore better suited to children
- The tennis court is grass and therefore only usable during the Summer months, between April and September

Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Friday or Monday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates
- Pets welcome?: A maximum of 2 well-behaved dogs are allowed on a request basis at time of booking. Please note that there will be an additional charge of £20 per dog, per stay. Please keep the dogs off furnishings.
- Smoking Allowed?: No smoking
- No stag or hen do's allowed
- No single sex parties
- No fireworks
- The lead booker must be 30 years +
- Please state the purpose of visit on your booking form