

# Farley House

Region: Cotswolds Country Estate **Sleeps: 8**

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## Overview

Think barn style living with gorgeous beams, exposed walls, range cookers, double height ceilings and a fantastic sense of space. Farley House offers just that. It rests peacefully on the edge of an idyllic lake within an exclusive, gated development in the very heart of the Cotswolds. Just south of Cirencester, this amazing development offers extensive family fun amongst stunning landscapes, nine lakes, two rivers, lakeside trails, hundreds of acres of lush green space and wonderful wildlife. The development is prestigious, upmarket and offers both supreme relaxation and adventure in a truly magical natural setting.

Oliver's Travels offers numerous properties located on the development within our portfolio, so why not invite your friends and family to join your holiday? Boasting a luxury spa with steam room, sauna and gorgeous treatments, 3 swimming pools including a bracing eco-pool naturally filtered by water lilies, a library, a 'restful reading' lounge, tennis courts, a children's playground, restaurant, watersports tuition, a Technogym, fishing and so much more, this exceptional development is the perfect spot for multi-generational holidays and meeting up with friends. Much of the Cotswolds lies within a stunning Area of Outstanding Natural Beauty. It boasts idyllic villages, historic towns, a rich heritage of country houses, wildlife parks, stunning gardens and enchanting nature reserves.

This glorious property sleeps eight guests in four immaculate bedrooms, two of which enjoy en-suite bathrooms. The double height spacious living area oozes warmth and character with splendid beams, an exposed brick wall and gorgeous, sumptuous furnishings surrounding the cosy wood burner. The vaulted ceilings complete with beams are incredibly attractive. The gourmet kitchen boasts contemporary cream units, granite work surfaces, an electric Aga and a gas hob, a chef's dream. Guests can keep the chef company sitting at the lovely central dining table. Massive doors open to the south-facing decked terrace which balances beautifully over the water's edge. What a spectacular spot for your morning cup of coffee or a late night drink gazing at the stars! Waterside alfresco dining can be enjoyed using the barbecue. If you don't fancy cooking, you can pick up delicious pizzas fresh from the wood burning pizza oven at the resort's restaurant.

Also on the ground floor are three of the four bedrooms. With direct access through huge glass sliding doors to the decked terrace, a gorgeous double



room features a comfy oak bed and an immaculate en-suite bathroom. You will wake up in the morning to those fabulous lake views. Farley House also offers two charming twin bedrooms which share a family shower room on the ground floor.

The central wooden stairs lead you to the atmospheric first floor master bedroom suite. With its sloping ceilings, beams and pristine en-suite shower room, it is an idyllic space. Everything about Farley House is warm, inviting and high-end. You will have a wonderful time, that is for sure!

## Facilities

Shared Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Heating • Cot(s) • High Chair(s) • Waterfront • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The House

Detached barn-style property accommodating eight guests, two double en-suite bedrooms, two twin bedrooms and separate shower room. Spacious open plan accommodation finished to a high standard.

### Ground Floor

- Ample living room with satellite TV, wood burner stove and access to the terrace
- Open plan dining area for 8 people
- Fully equipped kitchen with electric AGA with gas hob
- Bedroom with double bed, access to the terrace and en-suite bathroom
- Bedroom with two single beds
- Bedroom with two single beds
- Family bathroom

### First Floor

- Master bedroom with double bed and en-suite shower room

### Exterior Grounds

- Large terrace area
- Outdoor dining
- Garden furniture
- Barbecue
- Parking space (1 car)

### Additional Facilities

- Wi-Fi connection
- Central heating
- Washing machine
- Tumble dryer
- DVD player
- Sony 37" LCD TV
- Spa access
- Lake access
- Tennis court access
- Shared pool access
- Cot and high chair (upon request, extra price, see T&Cs)



## Location & Local Information

Farley House enjoys a very special lakeside location within a gated resort in the heart of the Cotswolds. Just south of Cirencester, guests enjoy many entertainment options within the development as well as being located on the doorstep of fabulous Cotswolds attractions. Villages and towns such as Bourton-on-the-Water, Stow-on-the-Wold, Tetbury, Cirencester, Malmesbury and Lacock are all close by and the regency pleasures of Cheltenham and the Georgian glories of Bath are less than twenty miles away.

Bourton-on-the-Water, like most of the Cotswolds, lies in an Area of Outstanding Natural Beauty. It is the Venice of the Cotswolds with beautiful bridges crossing the River Windrush. Gorgeous cosy cafes line the pretty streets together with houses made with enchanting honey coloured Cotswold stone.

Stow-on-the-Wold is a delightful market town, the highest of the Cotswold towns exposed on the 800 feet high Stow Hill at the crossroads with the Roman Fosse Way. The town boasts a fascinating history. At the height of the Cotswold wool industry, it held annual fairs where as many as 20000 sheep were sold at one time. The Market Square is very attractive with its ancient cross, town stocks and an elegant array of Cotswold town houses and shops. You will find many fine antique shops, art galleries, gift and craft shops.

Tetbury is another historic wool town. It is an architectural gem with many of the wool merchant's houses remaining the same as they were in the 16th and 17th centuries. The Parish Church of St Mary's has one of the tallest and most elegant spires in the UK. Tetbury is popular for its independent shops including antique shops, vintage and interior shops, exclusive boutiques and the Highgrove shop. Tetbury holds many regular events including the May Day Wacky Races, the Spring Bank Holiday Woolsack Races when contestants carry 65lb woolsacks up and down the 1 in 4 hill, the August Summer Show, the September Food and Drink Festival, the October Tetbury Music Festival and the Christmas Lights Switch-on.

Close by, visitors can enjoy the stunning botanical experience of the National Arboretum at Westonbirt, the glorious Elizabethan Chavenage House used for many famous films and TV series, the beautiful Arts and Crafts Manor at Rodmarton, the 13th century Lacock Abbey and HRH Prince of Wales' stunning garden at Highgrove. Local equestrian events such as the Badminton Horse Trials, Gatcombe Festival of British Eventing and Beaufort Polo are all popular.



## Local Amenities

Nearest Airport	<b>Cotswold Airport (12 km)</b>
Nearest Airport 2	<b>Heathrow Airport (130 km)</b>
Nearest Village	<b>Somerford Keynes (2 km)</b>
Nearest Town/City	<b>Cirecenster (12 km)</b>
Nearest Restaurant	<b>Billihoo Club Restaurant (3 km)</b>
Nearest Bar/Pub	<b>The Bakers Arms (3 km)</b>
Nearest Supermarket	<b>Nisa Local Mini Mart (7 km)</b>
Nearest Beach	<b>Cotswold Country Park &amp; Beach (4 km)</b>
Nearest Golf	<b>Oaksey Park Golf &amp; Leisure (1 km)</b>
Nearest Tennis	<b>Minety Lawn Tennis Club (6 km)</b>

## What Oliver loves...

- Guests enjoy the use of the incredible range of resort style facilities including tennis, swimming, spa treatments, fitness, watersports, children's playground and restaurant with takeaway service
- The location is simply stunning. Nature lovers will adore the acres of lush greenery, the lakes where they can enjoy wonderful wildlife and the river and lake trails. All of this natural wonder can be explored on foot, on kayaks or on hired bicycles. Welcome to the great outdoors!
- The list of Cotswold attractions is endless. You can visit stunning gardens, historic houses and beautiful picturesque villages. Get your camera ready!

## What you should know...

- Farley House is pet friendly so you do not need to leave your furry friend at home. Please take care of pets and young children though as the ponds and lakes are open
- One of the bedrooms boasts a set of bunk beds which are only suitable for children
- If you would like to discuss activity packages or borrow cots and other baby equipment please speak to our Concierge Team. Please note that there are charges for some of the activities
- There is one parking space at Farley House. If you have extra cars, please park them in one of the overflow car parks

# Terms & Conditions

- Security deposit: £500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 2 nights
- Changeover day: Friday.
- Pets welcome?: On request only and with prior agreement with the owner. Pets go free, max. of 3 pets allowed.
- Smoking Allowed?: Not permitted.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Travel cot and high chair available for £10, subject to availability. Please advise at time of booking.