



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hampen Manor Andoversford, Hampen, GL54 4JJ

£5,995 Per Month

- Five spacious double bedrooms
- Link- Detached property
- Prime Cotswold village location
- Garage

Hampen Manor , Hampen GL54 4JJ

Hampen is a picturesque rural hamlet in the heart of the Cotswolds, close to the village of Andoversford. Set along a peaceful no-through road, it evokes the charm of pre-industrial Britain, where winding lanes, unspoilt countryside and a slower pace of life remain largely unchanged. Surrounded by rolling farmland, mature woodland and open countryside, the area is renowned for its natural beauty, with excellent walking, cycling and riding routes on the doorstep.

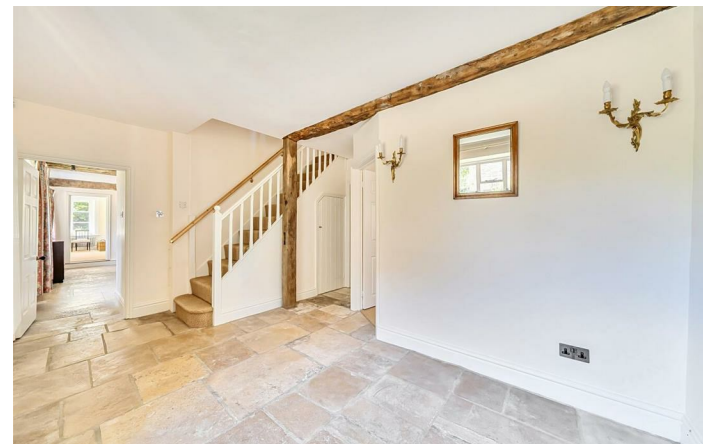
Approached via a long, tree-lined drive, the property enjoys an idyllic setting within an organic smallholding farm, offering a wonderful sense of privacy and connection to the surrounding landscape.

Despite its rural setting, Hampen benefits from excellent access to local amenities. The nearby village of Andoversford, less than three miles away, provides a village shop, Post Office, petrol station, doctor's surgery, primary school and community facilities. Hampen is also home to The Three Turnips, a highly regarded farm shop and café, renowned for its fresh local produce, artisan foods, homemade treats and welcoming atmosphere. It is a favourite with locals and visitors alike, making it the perfect place to enjoy breakfast or lunch or to stock up on quality seasonal ingredients.

Cheltenham, approximately eight miles away, offers an excellent selection of independent shops, restaurants, cafés, leisure facilities and cultural attractions, while the popular Cotswold towns of Bourton-on-the-Water, Northleach and Stow-on-the-Wold are all within easy reach.



Council Tax Band:



Set within the highly sought-after hamlet of Hampen, Hampen Manor is an exceptional link detached country residence offering beautifully proportioned accommodation, complemented by a substantial detached garage and mature private grounds.

Occupying one of the largest homes within the postcode, this elegant five-bedroom family home effortlessly blends period charm with generous, versatile living spaces, perfectly suited to modern family life and entertaining.

A welcoming reception hall sets the tone for the impressive accommodation beyond, leading to a superb selection of reception rooms. These include a principal sitting room, an elegant formal dining room with wood burner, and a comfortable family room, ideal as a snug or games room. A separate study provides an excellent home office. The exceptional kitchen is the heart of the home with state of the art Miele appliances, aga & underfloor heating complemented by a traditional pantry and a spacious utility room, combining practicality with timeless character.

Upstairs the property offers five generously proportioned double bedrooms. The impressive principal bedroom enjoys excellent proportions and an attractive outlook, while the remaining bedrooms provide flexible accommodation for family members and guests alike. A well-appointed family bathroom completes the first-floor accommodation.

Outside, Hampen Manor is approached via a generous driveway providing ample parking and access to the substantial detached garage. The attractive gardens and grounds offer a high degree of privacy, with expansive lawns, mature planting, and excellent spaces for outdoor dining and entertaining.

Situated in the picturesque hamlet of Hampen, near the thriving Cotswold village of Andoversford, the property enjoys an enviable setting surrounded by rolling Gloucestershire countryside. Cheltenham, Cirencester and the A40 are all within easy reach, providing excellent transport links, while the area is renowned for its outstanding

walking, riding and cycling routes, together with a selection of highly regarded state and independent schools.