



CGI of proposed south east elevation

Building Plot at 1 & 2 Ditchford Cottages


DITCHFORD ON FOSSE, MORETON IN MARSH, GLOUCESTERSHIRE

Building Plot at 1 & 2 Ditchford Cottages

**AN EXCELLENT OPPORTUNITY TO BUILD A COUNTRY HOUSE
IN OPEN COUNTRYSIDE COMBINING TRADITIONAL AND
CONTEMPORARY STYLING**

Moreton in Marsh 3 miles, Shipston on Stour 4 miles, Chipping Campden
5 miles, Chipping Norton 11 miles, Stratford upon Avon 13 miles
(all distances and times are approximate)


 3  5  4  0.3 of an acre


 Moreton in Marsh - from 92 minutes to London Paddington; Banbury – from 57 minutes to London Marylebone; Stratford upon Avon - from 46 minutes to Birmingham Moor Street


 M40 (Junctions 12 and 15)

 Birmingham International Airport


 Naunton, Brailes, Broadway, Stratford upon Avon, Tadmerton and Chipping Norton

 National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Heythrop and North Cotswold Hunts

 St David's C of E Primary School, Kitebrook Preparatory School, Shipston High School, Kingham Hill School, Chipping Campden School and Stratford Grammar Schools

 Royal Shakespeare Company's theatres, Stratford upon Avon; Chipping Norton Theatre; Everyman Theatre, Cheltenham and Compton Verney Art Gallery

  Batsford Arboretum, Sezincote, Chastleton House and Garden, Hidcote Manor, Kiftsgate Court & Gardens, Snowhill Manor and Blenheim Palace

 Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park



CGI of proposed reception hall and gallery above



CGI of proposed gallery

CGI of proposed kitchen/family room



CGI of proposed master bedroom with en suite



SITUATION

The site of the proposed dwelling lies just off the Fosse Way close to the county boundary within the locally designated Moreton in Marsh Special Landscape Area. The nearest amenities can be found in the historic market town of Moreton in Marsh or the former market town of Shipston on Stour. Both offer a good selection of independent shops, public houses, social clubs and a lively community. The site is ideally located for easy access to the picturesque Cotswold villages as well as for connecting to national rail and motorway links. A short distance away is the charming Cotswold town of Chipping Campden famed for its Arts and Crafts heritage. Further afield, the larger centres of Stratford upon Avon, Banbury, Cheltenham and Oxford offer a more extensive choice of shopping and cultural facilities. The town and the surrounding area offer an excellent choice of state, private and grammar schools.

THE NEW HOUSE

Detailed planning consent has been granted to build a new country house on the site of two former farm workers' cottages (since demolished). The new house will provide about 2,637 sq ft of living accommodation (Gross Internal Area) on two floors. The family sized accommodation will provide a grand reception hall with staircase, three reception rooms, an open plan kitchen and cloakroom, plus five bedrooms and four bathrooms, accessed off a central galleried landing. Below is an undercroft garage for several cars and a dedicated plant/utility room, the whole extending to a further 638.3 sq ft. An internal staircase gives access to the ground floor accommodation. The first floor gallery landing allows for natural passive stack ventilation thereby improving the air quality within the internal spaces and making it a more pleasant and healthy environment to inhabit.

The appearance of the east section identifies with the traditional character of the area by reflecting distinctive local features including red brick, chimney stacks, stone lintels, stone quoins and dormer windows whilst the west section comprises more contemporary glazing, timber boarding and slates. The character of the property is contemporary with high quality detailing that makes strong reference to the appearance and character of Diggetts Barn and the agricultural character of contemporary buildings within the immediate area. The design will benefit from north-lit apertures to allow high levels of natural daylighting and reduce solar gain in the summer months. Details will include high performance thermal materials and reduced energy consumption.

The principal rooms of the house will have views or access to the surrounding gardens via a part raised terrace stepping onto the lawns with enormous scope to create landscaped gardens. The site extends to about 0.3 of an acre and enjoys a rural position with views over rolling countryside. Landscaping proposals seek to introduce hedgerows on the majority of the site's perimeter as well as many additional trees. A Cotswold stone wall will bound the site on its entrance abutting the Fosse Way. The large plot offers a special opportunity for those seeking to build a new home in the Cotswolds.



CGI of proposed north east elevation



CGI of proposed rear elevation from the north west



CGI of proposed rear elevation from the south west

PLANNING PERMISSION

Planning Permission was granted on 26 April 2019 for a replacement dwelling (Ref: 19/00919/FUL).

Architects: Corylus Planning & Environmental Ltd. Telephone: 01285 721072

Water Authority: Thames Water. Telephone: 0800 980 8800

Electricity: Scottish Power. Telephone: 0800 027 0072

Solicitors: Ian Long, Cox & Hodgetts. Telephone: 01386 442513

GENERAL INFORMATION

Local Authority

Cotswold District Council. Telephone: 01285 623000

Council Tax Band: to be assessed.

Services

Mains electricity, private water and private drainage are connected.

Tenure

Freehold.

Directions GL56 9QT

From Moreton in Marsh proceed north on the A429 (Fosse Way) towards Stretton on Fosse. After about three miles the site will be found on the left hand side identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



BUILDING PLOT AT 1 & 2 DITCHFORD COTTAGES, DITCHFORD ON FOSSE, MORETON IN MARSH, GLOUCESTERSHIRE

Approximate Gross Internal Area
3,276 sq ft / 304.4 sq m (includes Garage)



Illustration for identification purposes only. Not to scale.

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View from the plot looking to the west



View from the plot looking to the north



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Company