



Luxury Cotswold Estate with Private International Airfield

Guide Price £4,750,000 Freehold
Council Tax Band G : EPC D





Well-connected luxury estate in the Cotswolds

Have your pilot fly you straight from your front door.

Flight times:

London (Denham) 0:20

Cornwall (Newquay) 0:45

Paris (Le Bourget) 1:15

Verbier (Sion) or Courchevel 2:30

The Mediterranean (Cannes) 2:45 *

This estate has its own private airfield, one of the finest in the UK

750 metre runway with full planning permission

Firm grass with tarmac inset for true four seasons operation

Approved by Border Force for international flights – file online and fly to your door

Can accommodate aircraft as large as the PC12 or the Cessna Caravan.

* Flight times for representative aircraft capable of operating from the estate.

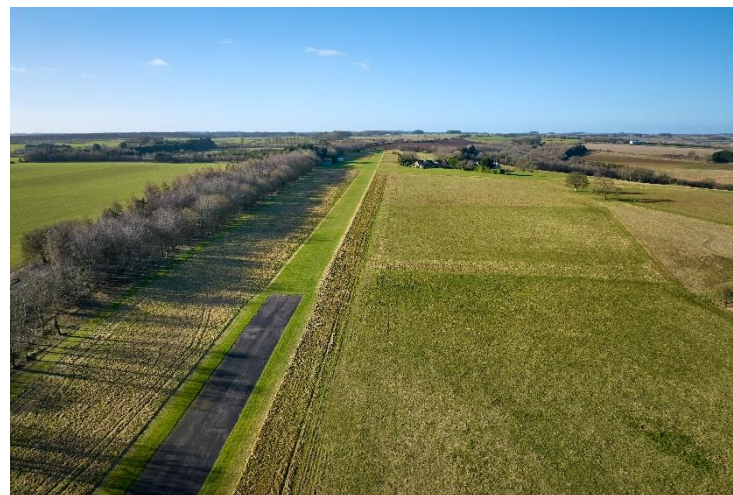
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Savills Stow-on-the-Wold

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DESCRIPTION

This is an exciting opportunity to secure a private 75-acre estate in the heart of the Cotswolds, including a luxury five - bedroom house and year-round airstrip with three hangars right on the doorstep. The estate is perfect for anyone who would appreciate a Cotswolds base and who is a pilot, an aspiring pilot, or who has a professionally operated family aircraft. The house sits in a panoramic position at the centre of the Cotswolds and is easily accessible to Oxford and Gloucestershire airports.

The main residence is a converted Cotswolds house and barn which was fully modernised and internally rebuilt less than 10 years ago with underfloor heating, all new services and wood burning stove. A key aspect of the house is a very large open plan kitchen/living room connecting to the stunning 'great hall' and formal dining area. Five large bedrooms and five bathrooms (four en suite) over 4,500 sq. ft are centred around the great hall and open plan living area. There is a spacious lower floor TV/media room, upper floors with three bedrooms and bathrooms to one side of the living areas and two bedrooms with bathrooms to the other. Large windows and French doors along with three sets of sliding glass doors lead onto a wrap-around stone terrace, extensive lawns and unrivalled vistas of the Cotswolds countryside over the fields of the estate.

A few steps from the main house is a 1,200 sq. ft fully rebuilt wellness hanger along with kitchen, shower room, sauna and outdoor swim spa. Floor to ceiling sliding glass doors open onto a stone terrace and further outstanding views.

A rebuilt 425 sq. ft cottage, separated from the main house by a gravel forecourt, has a bedroom, bathroom, and living room with kitchen. It makes an ideal guest house or caretaker's residence.

The overall estate consists of 75 acres of land, which apart from the runway, is currently given over to pasturage and a large, spring-fed, fenced paddock. This would be an ideal location for family equestrian facilities.



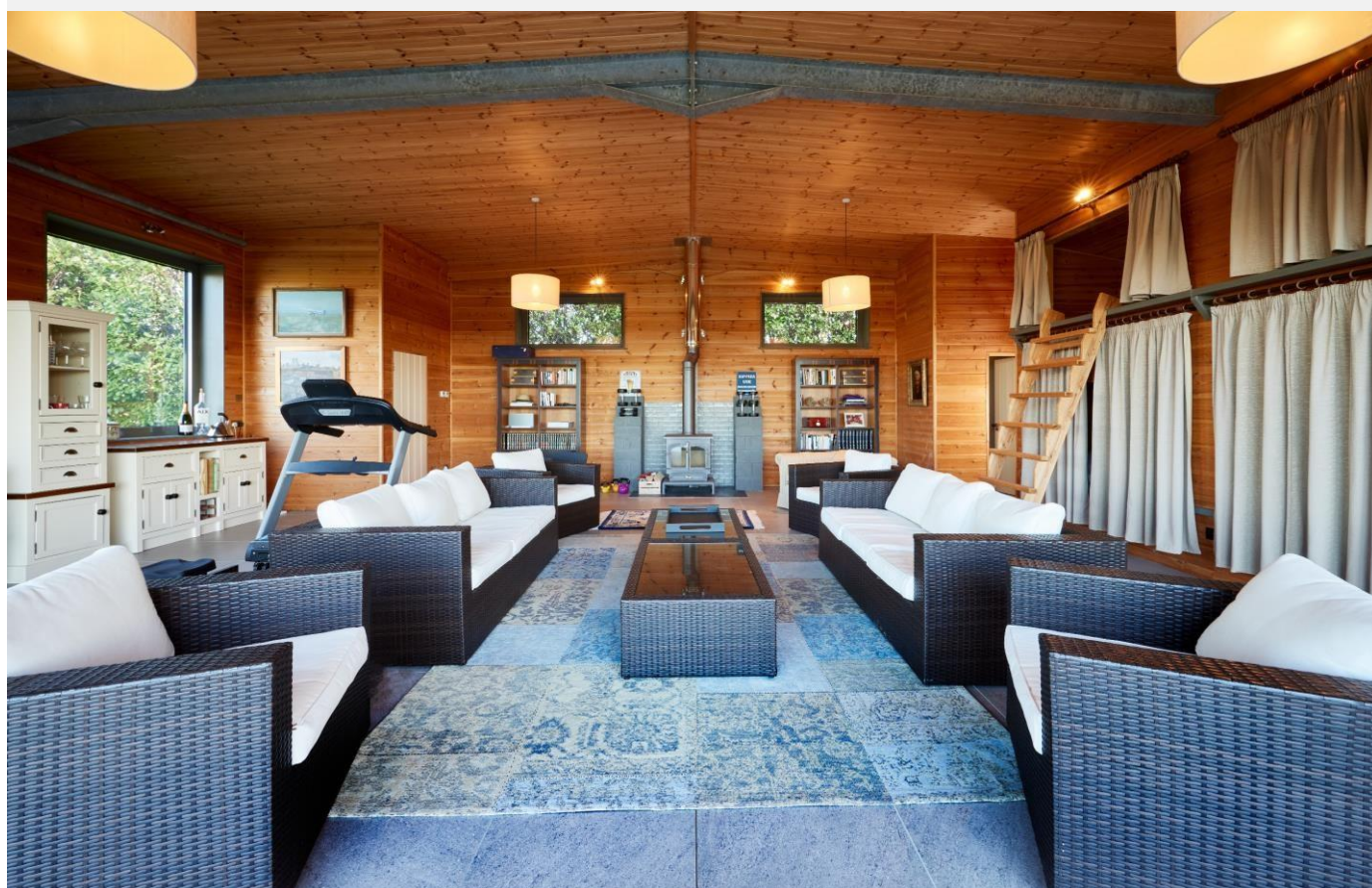
The house is reached via a 300m long driveway with entrance at the end of the airstrip. Within the estate are three, separately owned, smaller dwellings, each with about half an acre of garden.

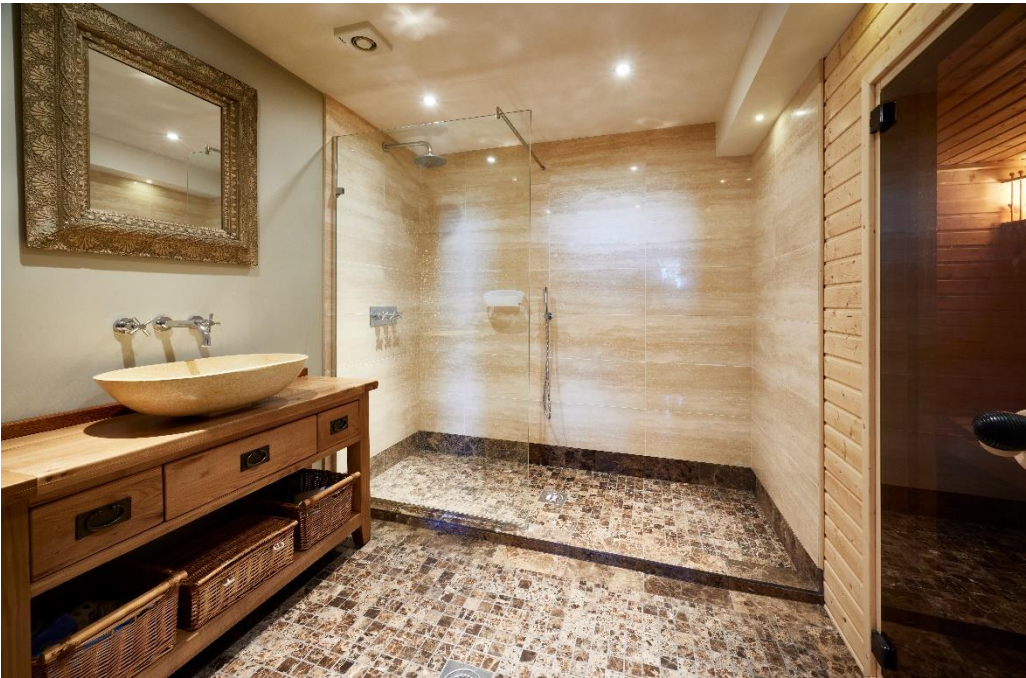
The grass runway is very carefully maintained and is one of the finest in the UK. It is over 750 metres in length with a 120-metre tarmac inset at the east end for an accelerated take-off roll. The grass sits directly on 'Cotswold brash' (porous limestone), is thus exceedingly well drained and allows true four-season operations.

Aerodrome operations at the estate benefit from full District Council planning permission and have done so for over 30 years. The runway and hangars are now under the exclusive control of the owner of the estate. Flying visitors land only at the invitation of the owner.

The aerodrome has been granted a "Certificate of Agreement" by HMRC for flights into and out of the UK. All that is needed to clear customs and immigration is to complete a simple online form.

There are three hangars next to the runway, 200m from the house. The largest is recently built (2015), measures 16.5m wide x 18m deep (3,200 sq. ft) and can accommodate two PA46 aircraft for example. The two older steel frame hangars (totalling 2,800 sq. ft) can accommodate several mid-sized aircraft between them along with estate maintenance equipment. A taxiway from the runway allows you to operate directly to and from the front lawn of the house.





SITUATION

The house is situated in a rural location in the heart of the rolling countryside in the Cotswold Area of Outstanding Natural Beauty.

The larger centres of Oxford, Cheltenham and Cirencester provide very extensive cultural, shopping and leisure facilities, as well as renowned educational establishments.

Sporting opportunities in the area are excellent with renowned hunts and fishing and shooting in the vicinity. There are golf courses at Burford and Lyneham and National Hunt Racing at Stratford-upon-Avon, Cheltenham and Warwick. Stratford-upon-Avon is home to the world-renowned Royal Shakespeare Company.

There are fine local walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast. There is fast access to Oxford and London via the A40/M40 or various mainline stations.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.



GENERAL INFORMATION

Council Tax

Council Tax Band G.

Services

Mains electricity. Mains water supply. Private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations. Ultra-fast fibre optic Broadband (up to 900 Mbps),

Tenure

The property is offered freehold.

Energy Performance Certificate

EPC rating = D.

Viewing

Strictly by accompanied appointment with Savills.
T: 01451 832 832.

Fixtures & Fittings

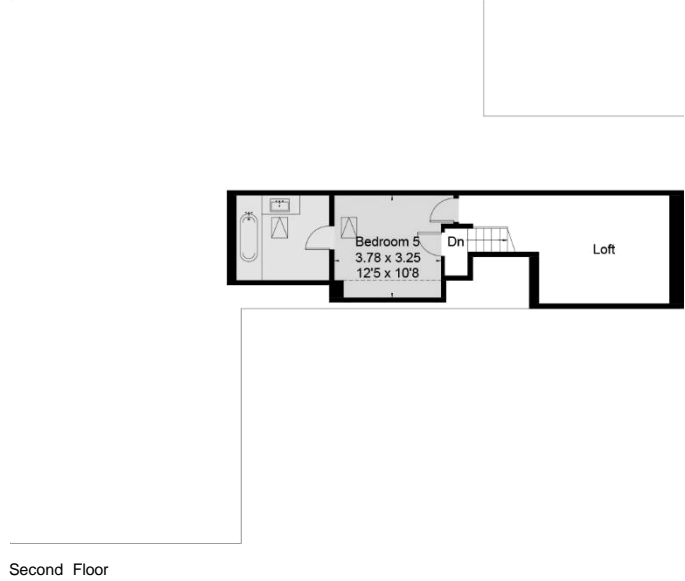
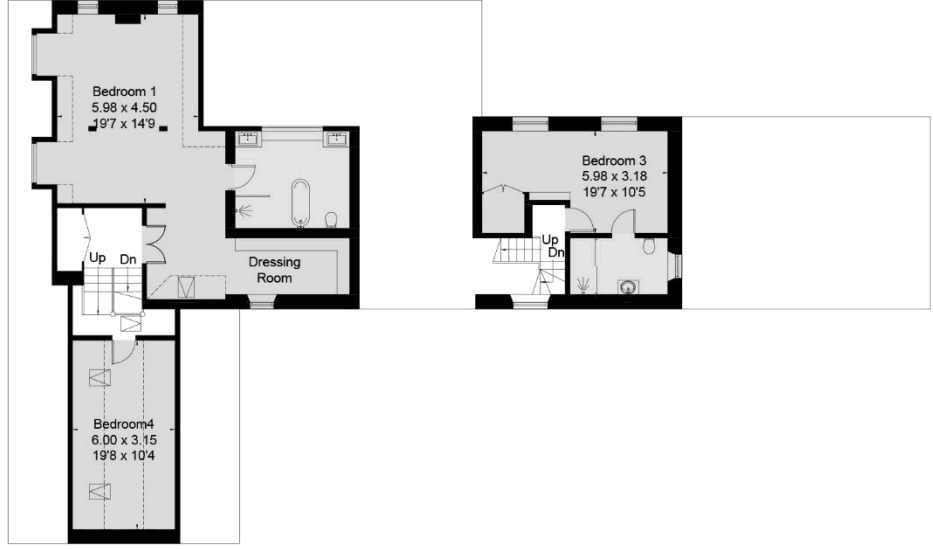
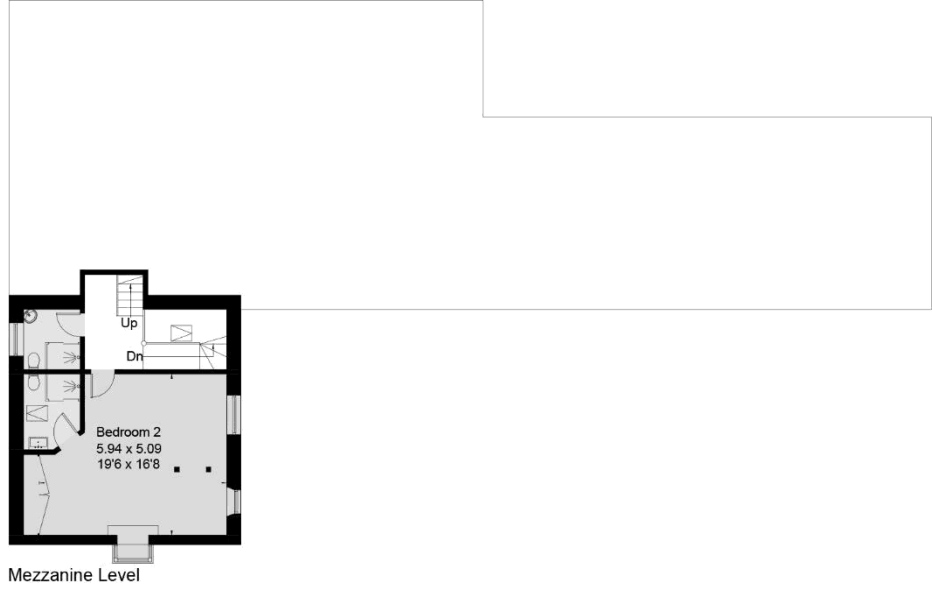
Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agent.

Particulars prepared: February 2024.

Photographs taken: January 2024.



Approximate Floor Area = 415.2 sq m / 4469 sq ft
(Excluding Loft)

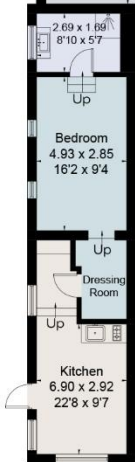
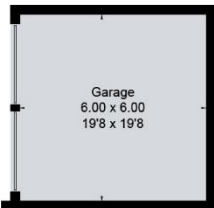


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62915

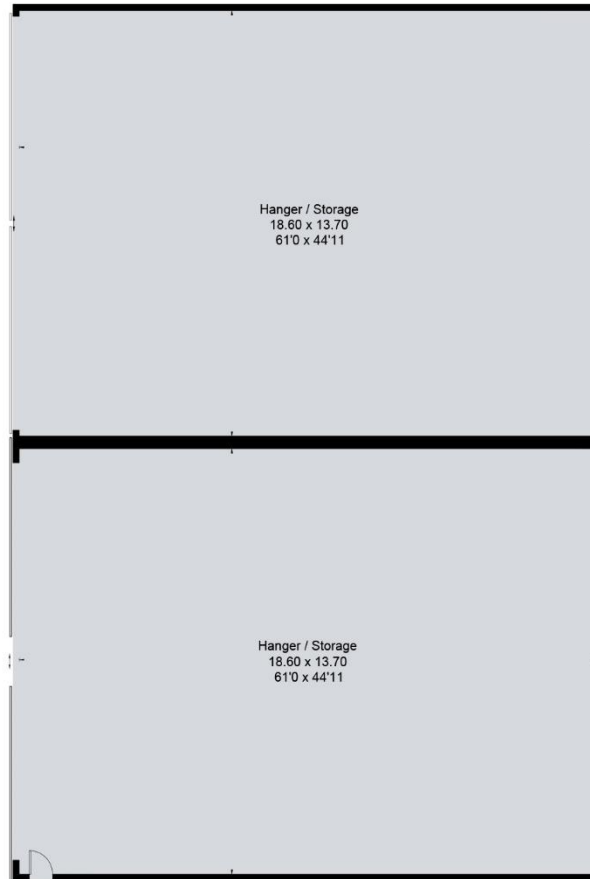
Wellness Hanger = 115.0 sq m / 1238 sq ft
 Ancillary Accommodation = 40.9 sq m / 440 sq ft
 Garage = 36.0 sq m / 387 sq ft
 Hangar / Storage Units = 874.2 sq m / 9410 sq ft
 Total = 1066.1 sq m / 11475 sq ft



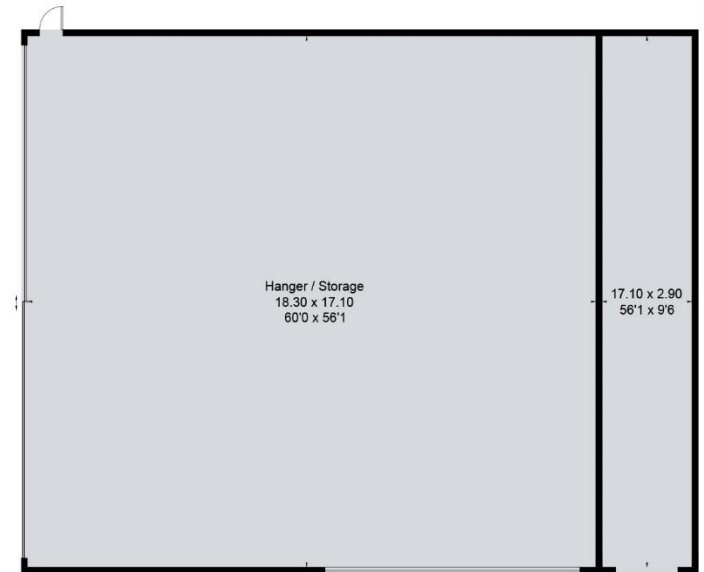
(Not Shown In Actual Location / Orientation)



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Representative flight times *



* For aircraft capable of operating from the estate.



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