

Borrego Park

Sezincote | GL56 9TB



la AGENCY

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DATING BACK TO 1929, THIS UNIQUE, SPACIOUS FIVE BEDROOM HOME OFFERS A RARE CHANCE TO ACQUIRE A CHARACTERFUL PROPERTY IN SEZINCOTE WITH 18 ACRES OF ROLLING PARKLAND ATTACHED AND BEAUTIFUL, FAR-REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE. THE PROPERTY IS FULL OF CHARM AND OFFERS A FLEXIBLE LAYOUT, IDEAL FOR FAMILY LIVING, COUNTRY PURSUITS AND ENTERTAINING.



GROUND FLOOR

- Drawing room
- Dining room
- Two kitchens
- Snug
- Pantry
- Cloakroom

FIRST FLOOR

- Principal bedroom with en suite bathroom
- Four further bedrooms
- Family bathroom
- Shower room

OUTSIDE

- Carport for 2 cars
- Outdoor stores
- 18 acres of rolling parkland
- Beautiful gardens

LOCATION

- Sezincote is a rural hamlet set in the North Cotswold's
- Approximately 2 miles from Moreton-in-Marsh
- Moreton-in-Marsh train approx. 90 mins to London
- Good connections to Cheltenham, Oxford, Stratford-upon-Avon and Stow-on-the-Wold

THE PROPERTY

On the ground floor, the spacious hallway leads to a large dining room with a log burner and stone mullion windows, creating a warm and welcoming space. The formal drawing room, with its stone fireplace and double doors opening onto the front lawns, offers a grander setting and connects seamlessly with another inviting, more intimate room with its own fireplace and access to the garden. The property benefits from two kitchens: one with a gas range cooker and exposed brickwork overlooking the rear terraced garden, and the second with an oil-fired AGA and access to a walk-in pantry.

Upstairs, the property includes five well-proportioned bedrooms, the principal of which benefits from its own ensuite, with bath and separate shower. The remaining bedrooms offer great flexibility, ideal for family use or as guest accommodation. In addition to the ensuite, the house has three more bathrooms, ensuring convenience for all occupants.

A centrally situated home office, or creative space, gives plenty of scope for adapting to different or changing lifestyles.

OUTSIDE

The property sits in a peaceful, gently sloping setting, and includes a manège, and approximately 18 acres of paddocks and mature parkland. It owns its own far-reaching views, protecting against future development. With space for walking or wildlife watching, the land offers both lifestyle and leisure potential, adding real appeal to this unique rural home.

LOCATION

Sezincote is a peaceful and picturesque rural hamlet set



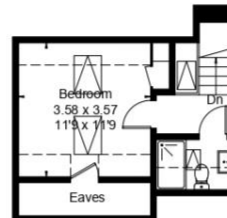


in the heart of the North Cotswolds, surrounded by rolling countryside and open farmland. Located just a short drive from the market town of Moreton-in-Marsh, the area offers easy access to everyday amenities, independent shops, and a mainline railway station with direct links to London Paddington. The nearby villages of Bourton-on-the-Hill and Longborough provide charming pubs, local community life, and access to scenic walking routes. Sezincote is best known for the historic Sezincote House and Estate, which adds cultural interest to the area, yet the surrounding locality remains wonderfully quiet and unspoilt. Well-positioned for exploring the Cotswolds, this location combines the tranquility of rural living with good connections to Cheltenham, Oxford, and Stratford-upon-Avon. It's an ideal setting for those seeking space, privacy, and a genuine sense of countryside charm.

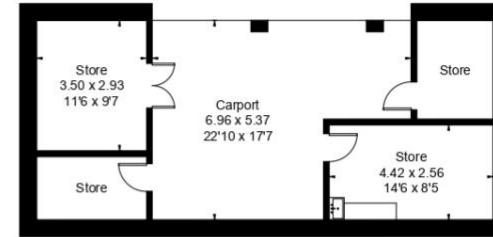




Approximate Floor Area = 365.7 sq m / 3936 sq ft (Including Eaves)
Stores = 32.8 sq m / 353 sq ft (Excluding Carport)
Total = 398.5 sq m / 4289 sq ft

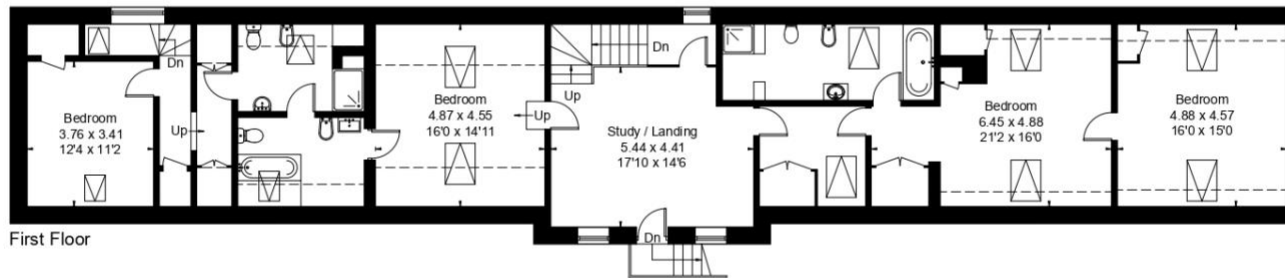


Second Floor

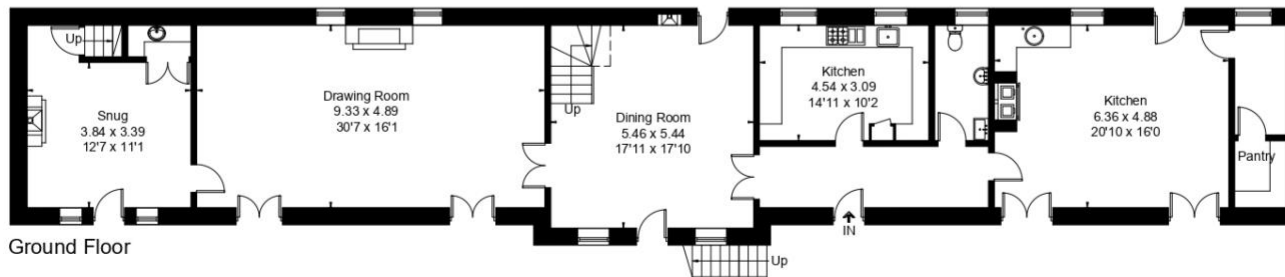


(Not Shown In Actual Location / Orientation)

Reduced head height below 1.9m



First Floor



Ground Floor



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 #91664

hello@laagency.co.uk
01242 500 404
lagagency.co.uk

The Limes, Bayshill Road,
Cheltenham GL50 3AW

rightmove  ZOOPLA

 PrimeLocation.com

