



A charming house in a private & convenient location

The Garden House, Cirencester, Gloucestershire GL7 1EU

Freehold

savills

Entrance Hall • Sitting Room • Kitchen/Breakfast Room
Utility Room • Cloakroom • 2 Study's • Dining Room
4 Bedrooms • 3 Bathrooms (1 en suite) • Garden with
Shed • Double Garage • Private Parking

Kemble Station 4 miles • Cheltenham 16 miles • M4 (J15)
17 miles (All mileages are approximate).

Situation

The Roman town of Cirencester is often referred to as the Capital of the Cotswolds and is extremely accessible being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester. There is a fast and regular Great Western Train service from Kemble (about four miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading. Excellent schools for all ages are found in the town. There are also well known private schools in the wider area including Rendcomb College, Cheltenham Ladies School, Cheltenham College and Pates Grammar School in Cheltenham. Private transport collects from Cirencester for some Cheltenham schools. The Garden House is a short walk from the medieval heart of Cirencester, where the shopping is highly regarded; off the main streets there are many interesting back lanes with specialist shops, particularly in Black Jack Street and The Corn Hall. Around the corner from the property is St Michael's Park where there are tennis courts and play areas. On the outskirts of the town are two supermarkets (Waitrose and

Tesco) as well as a cottage hospital. Cirencester Tennis Club is based in Cirencester Park whilst other recreational facilities include an open air swimming pool, the Cotswold Leisure Centre, the nearby Water Park activities and theatres. The Cotswold Show is held annually in Cirencester Park whilst the Market Place hosts many activities throughout the year in addition to the twice weekly market days and a Farmers Market every other Saturday. The Church, with its 160 ft high tower, is the largest Parish Church in Gloucestershire and dates from the Norman period.

Description

The Garden House is a rare find in that there are few houses of similar calibre found so close to the centre of Cirencester. The house provides well planned accommodation with ample charm throughout. The ground floor offers fantastic flexible accommodation and comprises a welcoming reception hall, two study's, a large sitting room complete with doors to the garden and working fire, dining room and a wonderful kitchen breakfast room complete with Aga, fitted cupboards and a large window giving ample natural light and views onto the garden. This floor also includes a useful downstairs bedroom,





bathroom and a utility room. On the first floor there are three bedrooms and two bathrooms including the master suite. Outside there is a particularly colourful south facing garden. As well as the flower and herbaceous borders there is a herb garden, a sunny paved terrace and an expanse of lawn. The mature trees around the edge provide complete privacy. There are also a useful garden shed and parking for a number of cars.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewings

Strictly by appointment with Savills.

Directions

The property will be found in Victoria Road, close to the centre of Cirencester.

Postcode

GL7 1EU

Services

Mains water, electricity, gas and drainage.



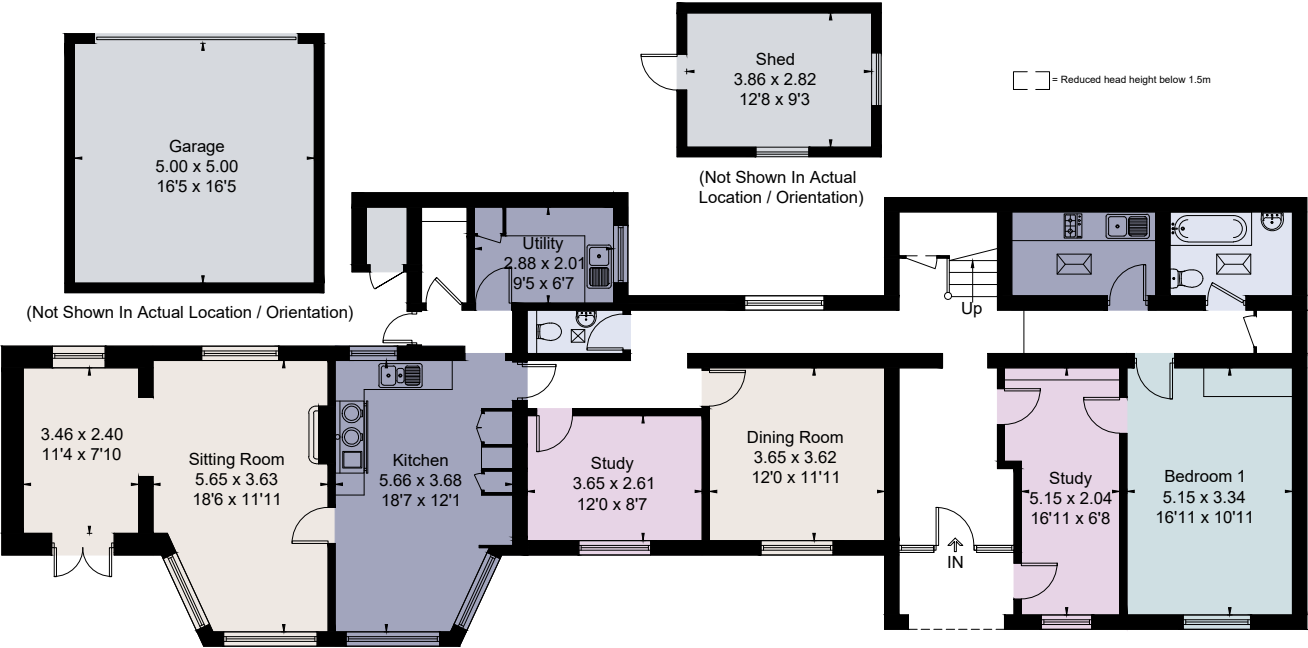
The Garden House, Cirencester, Gloucestershire GL7 1EU
Gross internal area (approx) (Excluding Shed) 220.6 sq m/2,374 sq ft
Garage 25 sq m/269 sq ft
External Cupboard 1 sq m/11 sq ft
Total 246.6 sq m/2,654 sq ft
(Including Limited Use Area) 2.9 sq m/31 sq ft

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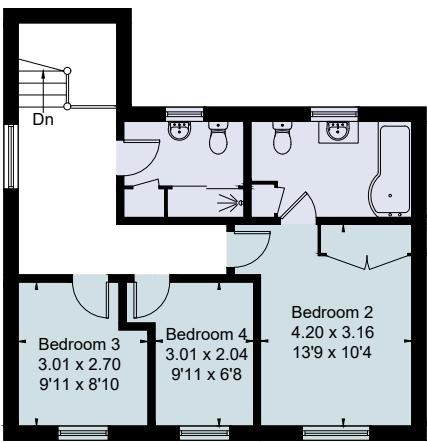
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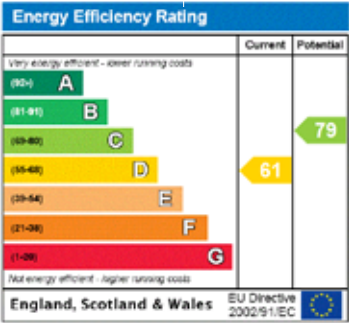
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Ground Floor



First Floor



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