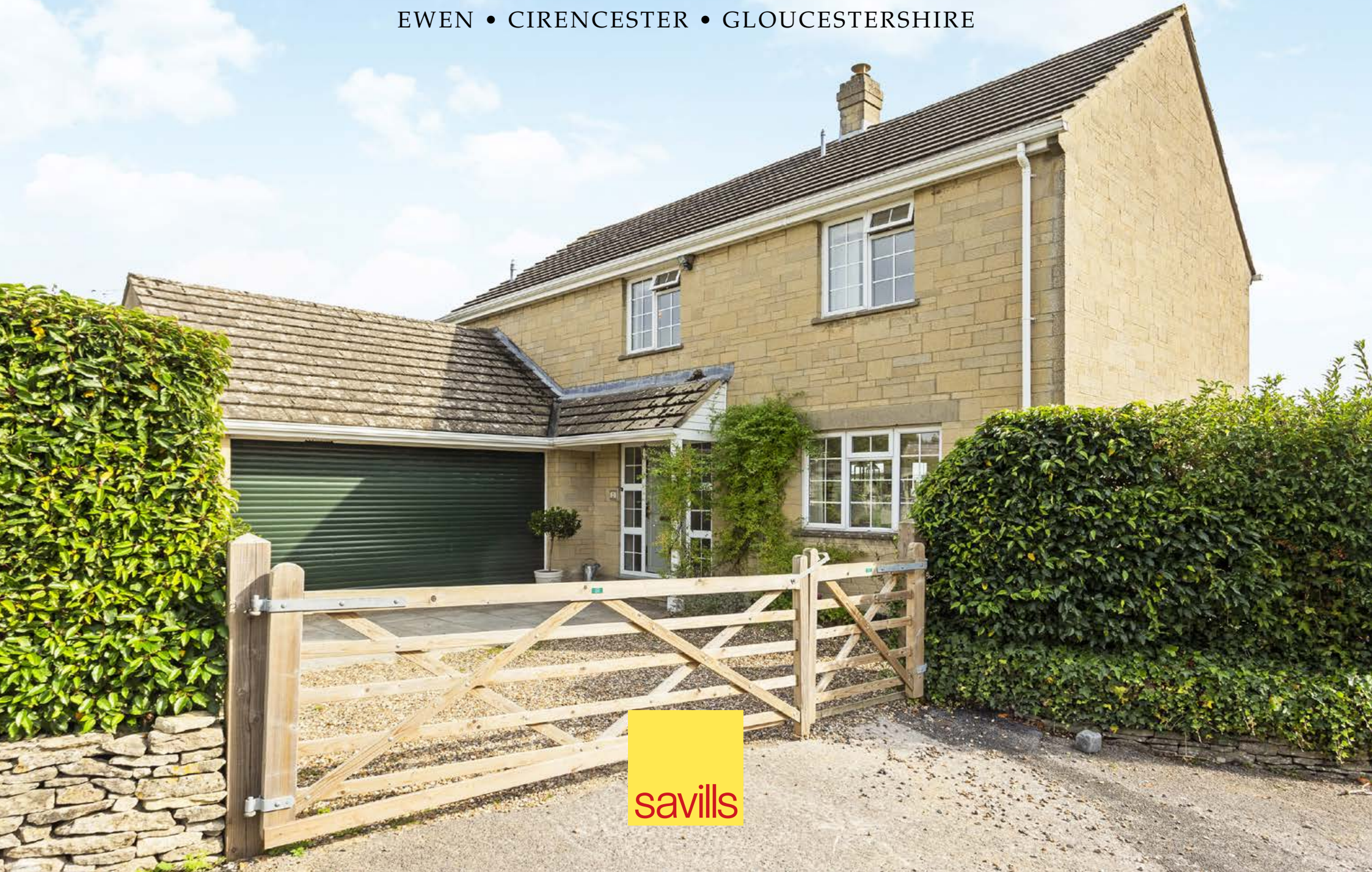


# WALBERSWICK HOUSE

EWEN • CIRENCESTER • GLOUCESTERSHIRE



savills



# WALBERSWICK HOUSE

EWEN

CIRENCESTER • GLOUCESTERSHIRE

Cirencester 3.5 miles

Kemble 1 mile (London Paddington from 85 minutes),

Malmesbury 8 miles • Tetbury 9 miles • Cheltenham 21 miles

(all mileages are approximate)

A beautifully designed family home  
nestled within a superb village  
location and walking distance to  
Kemble Station

Reception Hall • Kitchen/ Dining Room

Utility • Cloakroom • Sitting Room

4 Bedrooms • 2 Bathrooms

Garaging • Outbuilding • Parking







## DESCRIPTION

Walberswick House provides the perfect backdrop for family living, entertaining and working through benefiting from fast fibre broadband, making it ideal for anyone working from home. The house provides the most stylish accommodation which is appointed to a high standard throughout and designed to incorporate the light and space available. The welcoming entrance hall on the ground floor takes one towards the cloakroom, well fitted utility room and across the rear of the house, to a fantastic open plan kitchen/ dining room. The wonderfully designed kitchen is of particular merit and lives up to its name as the heart of the home, balancing modern characteristics with a spacious layout. The large sitting room takes advantage of the ample natural light available and leads through the doors into the private garden.

The first floor comprises of four double bedrooms and two bathrooms including a principal suite which benefits from far reaching views over the surrounding countryside and beyond. Externally there is parking for a number of cars and included in the large garden is a fantastic summer house which could make the most perfect home office

## SITUATION

Ewen is a highly regarded Cotswold village found about 3 miles south of Cirencester. The neighbouring village of Kemble supports a general stores/ post office, Parish Church, active community hall and a primary school. The lovely ancient town of Cirencester is the nearest market town (about 3.5 miles) and provides an excellent range of boutiques, shops, services and amenities. In addition to the two superstores (Waitrose and Tesco) there is also a cottage hospital, leisure centre and tennis, cricket and rugby clubs for all ages. Other local sporting opportunities include sailing and fishing at the Cotswold Water Park, boating on the river Thames, gliding at Aston Down and 18 hole golf courses at Cirencester, Minchinhampton and South Cerney. Communications are first class with there being a regular rail service from Kemble to London Paddington, taking approximately 70 minutes. The A419/ 417 from Cirencester provides direct access to both the M4 and M5, whilst the Fosse Way links the area to the East Midlands. There is also a good selection of schools in the area, both state and private. The latter includes Westonbirt, Beaudesert Park, Hatherop Castle, Rendcomb College as well as the schools and Colleges in Cheltenham. In Cirencester the well regarded state schools include Deer Park, Kingshill and Cirencester College, and there is easy access to the renowned Grammar Schools in Cheltenham and Stroud.



## WALBERSWICK HOUSE

Approximate Gross Internal Area:

Main House: 142.1 sq m / 1529 sq ft


Garage: 26.3 sq m / 283 sq ft

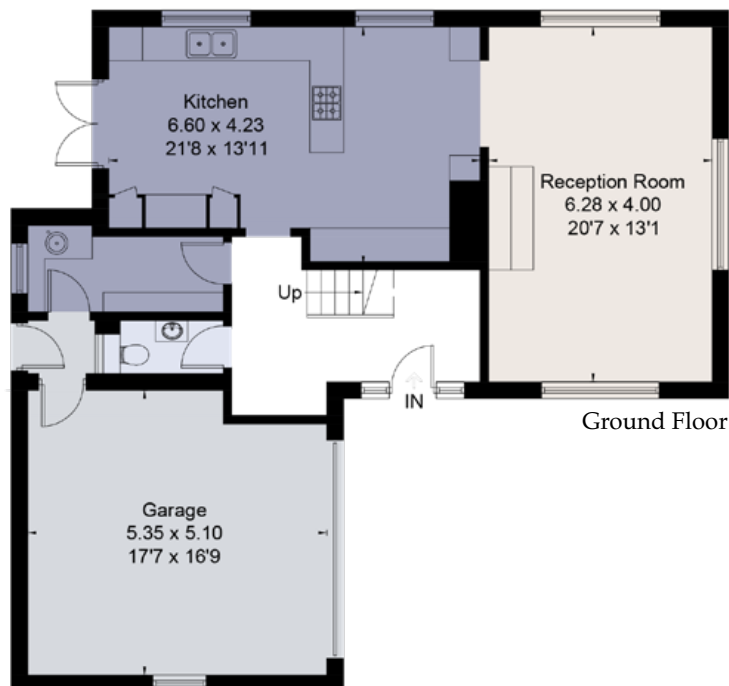
Summer House: 6.2 sq m / 67 sq ft

Total: 174.6 sq m / 1879 sq ft (Excluding Shed)

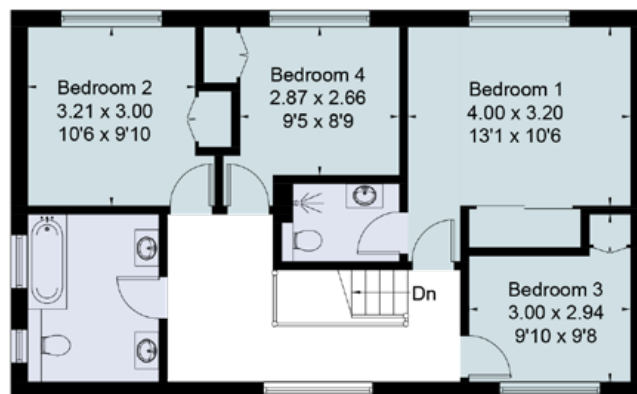
Including Limited Use Area (0.6 sq m / 6 sq ft)

For identification only. Not to scale.

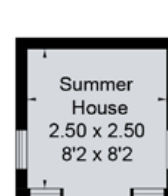
 = Reduced head height below 1.5m



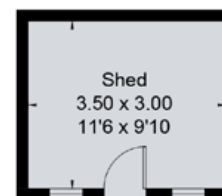
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council

## SERVICES

Mains water, electricity and drainage. Oil Fired boiler.

## POSTCODE

GL7 6EL

## DIRECTIONS

From Cirencester take the A429 Tetbury Road and after about a mile, turn left at the junction signposted towards Kemble Station. Continue on the A429 until you see a signpost for Ewen and turn left. After about a mile turn right at the junction and Walberswick House should be found approximately 500 yards to your right.

## VIEWINGS

Strictly by appointment with Savills

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## IMPORTANT NOTICE:

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