

FIELD HOUSE

SAPPERTON • CIRENCESTER • GLOUCESTERSHIRE





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A truly exquisite country house privately situated
in an outstanding village

Cirencester 6 miles | Cheltenham 14 miles
Kemble Station 6 miles (mainline station to London Paddington in 75 minutes)
(Distances and times approximate)

Reception Hall | Drawing Room | Study
Kitchen/Dining Room | Orangery | Utility Room/Service Kitchen | Two Cloakrooms

Master Bedroom with Dressing Room and Bathroom | Guest Bedroom Suite
Two further Bedrooms | Family Bathroom | Two Loft Bedrooms and a bathroom

Landscaped Gardens | Double Garage | Extensive Parking | Stabling

About 0.8 acres



SAVILLS, CIRENCESTER

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Your attention is drawn to the Important Notice on the last page of the text







SITUATION

Sapperton is an unspoilt and highly sought-after Cotswold village, situated about five miles East of Cirencester. The village, which is very much protected by the Bathurst Estate, is predominantly made up of period houses and cottages and supports Parish Church, Primary School, Village Hall and two Pubs; namely The Bell and The Daneway. The surrounding countryside is particularly attractive with deep coombes and wooded valleys contrasting with the open spaces provided by adjacent farmland and the beautiful Cirencester Park. Cirencester is the nearest centre and provides exceptional day to day shopping facilities, including Marks & Spencer Simply Food, Waitrose and Tesco Supermarkets. Larger regional centres include the fine spa town of Cheltenham, the Georgian City of Bath and the regional centre of Gloucester.

The property is well placed for both access to the M4 at Junction 15 and the M5 at Junction 11a, which provides quick access to the North and South. The Fosseway also provides a direct link to the Midlands. Kemble Station, about six miles, offers a direct First Great Western service to London Paddington, with a journey time of approximately 75 minutes.

The area also provides excellent sporting activities including polo at Cirencester Park, gliding at Aston Downs, golf at Minchinhampton and Cirencester, hunting with the VWH, racing at Cheltenham, water sports at the Cotswold Water Parks and rugby for all levels at The Cirencester Rugby Club. There is a very active tennis club based in the grounds of Cirencester Park and the surrounding countryside with its network of bridleways and footpaths, offers excellent riding and walking.

There are highly regarded private schools in the area, including Beaudesert Park, Hatherop Castle and Rendcomb College. In addition, there are also the well-known Cheltenham schools including Cheltenham College, Cheltenham Ladies and Dean Close. There is also Querns Westonbirt and St Mary's in Calne, Marlborough College and Radley College. For younger children there are first class nursery schools in Cirencester and a primary school in the village.



DESCRIPTION

Field House is a truly exceptional house which has been extensively designed and renovated to an exacting standard within the last two years.

The interior which was designed by a leading interior designer and provides the perfect design for prestigious entertaining. The entire house has been beautifully designed in order to combine the perfect balance between a traditional Cotswold home, combining top quality luxury and contemporary design.

Throughout the entire house there is a wealth of natural materials which have all been individual sourced and acquired which are bespoke to the house. There are elegant fireplaces, vaulted ceilings, beautiful stone and hard wood flooring and ample doors into the garden giving an abundance of natural light throughout.

The accommodation has been designed to exacting standard and comprises entrance hall, complete with a Chesney fireplace, an impressive drawing room which includes a bespoke wood burner with a elegant limestone mantle and wood panelling. Study which includes bespoke cabinetry and a fire place. An extremely impressive 48ft kitchen dining room which is enhanced further by a stunning and newly erected David Salisbury orangery. This handcrafted Smallbone kitchen uses a range of handmade materials and includes top quality appliances including an Everhot oven, a Gaggenau fridge freezer with an individual sourced granite work service.

At the rear of the property and leading on from the kitchen is a large vaulted sitting room which includes a dual aspect working fireplace, four sets of doors into the garden and vaulted ceilings. Additionally, this floor has two cloakrooms and a spacious boot room which doubles up as a staff/ service kitchen complete with Gaggenau appliances and bespoke fitted units and storage cupboards.













From the reception hall the staircase leads to the first floor where there are four double bedrooms and three bathrooms. The master suite is of particular merit and includes a large dressing room complete with fitted wardrobes and a luxurious master bathroom. The other two bathrooms are also of high quality, with the guest bedroom having an en-suite bathroom. On the second floor there are two secondary bedrooms and a bathroom. These make for fantastic occasional bedrooms or highly accessible storage rooms.

The property benefits from carefully designed Lutron lighting, underfloor heating and Sonos sound system throughout. The entire house has been faultlessly presented throughout.

OUTSIDE

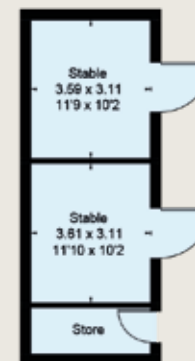
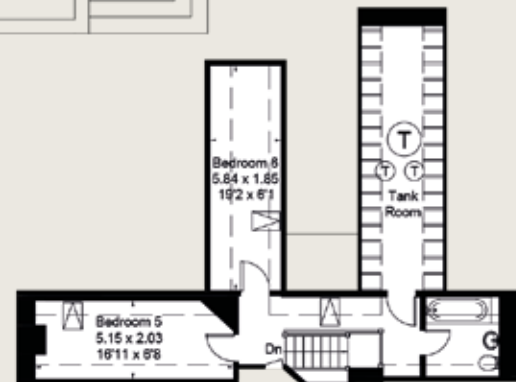
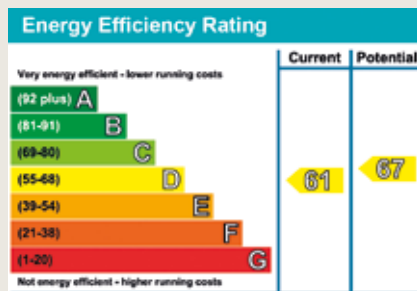
The garden and exterior grounds have been extensively landscaped. The high level of design continues and includes ample parking for a number of cars and a detached double garage. The landscaped grounds of approximately 0.8 acres have been elegantly designed and includes extensive lawns, well stocked borders and terraces. In addition there are two sheltered terrace areas which make fabulous entertaining spaces. Many of the imported matured specimens have been hand sourced and imported from Italy . These work well to complete the stunning landscaping.

The house is approached through electric double gates with video entry/ security system and leads into a large gravelled parking area at the front of the house. The entire grounds are completely private with a mixture of mature hedging and Cotswold dry stone walling.



FIELD HOUSE

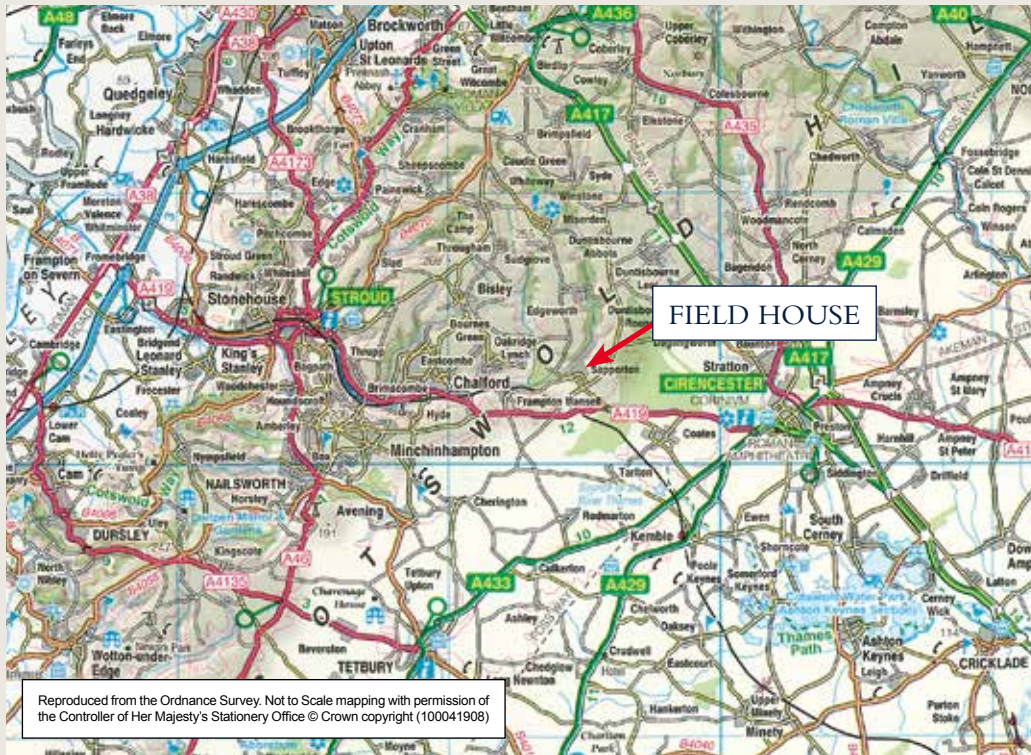
Approximate Area = 441.1 sq m / 4747 sq ft
 Outbuilding = 26.9 sq m / 289 sq ft
 Garage = 37.9 sq m / 408 sq ft
 Total = 505.9 sq m / 5444 sq ft
 Including Limited Use Area (20.1 sq m / 216 sq ft)
 For identification only. Not to scale.



(Not shown in actual location/orientation)







SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council – 01285 623000

DIRECTIONS (GL7 6LE)

From London take the M4 and exit the motorway at Junction 15. Follow the A419 towards Cirencester. On reaching Cirencester, follow the signs to Stroud (A419). After approximately 3 miles beyond the Royal Agricultural University, turn right signposted Sapperton and Edgeworth. After approximately $\frac{3}{4}$ of a mile, turn right and then first left. Field House is the second property on the right, set back from the road and approached through automated timber gates.

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.

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