

# BOURNE HOUSE

EWEN • CIRENCESTER • GLOUCESTERSHIRE



savills

# BOURNE HOUSE

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GLOUCESTERSHIRE

A MUCH IMPROVED FAMILY HOUSE  
SET IN THE HEART OF A SOUGHT  
AFTER VILLAGE WHICH IS CLOSE TO  
KEMBLE STATION

Cirencester 3.5 miles

Kemble 1 mile (London Paddington from 85 minutes)

Malmesbury 8 miles • Tetbury 9 miles

Cheltenham 21 miles

(all mileages and times are approximate)

Entrance Hall • Cloakroom • Drawing Room

Conservatory • Study • Playroom

Kitchen/Breakfast Room • Utility Room

4 Bedrooms • 2 Bathrooms (1 en suite)

Gardens • Private Parking





## 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.

## DESCRIPTION

Bourne House is found in the heart of the village although is bordered on two sides by paddock land. In recent years the house has been considerably improved and now benefits from a Russell

Alexander kitchen and utility room. The kitchen is beautifully fitted and includes a central island with induction hob, Everhot range (four oven) and an extensive range of cupboards including a pantry and dresser. It is an excellent family room which also has direct access into the garden and drawing room. The latter has a Jetmaster fireplace with stone surround and makes for a good entertaining room in that it opens into the conservatory. Also on the ground floor are a cloakroom, study and a playroom which opens out into the garden.

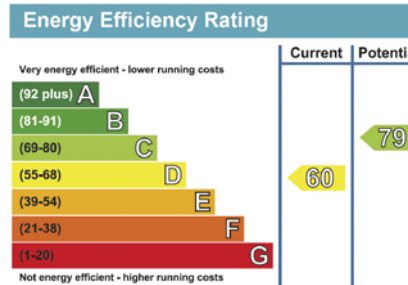
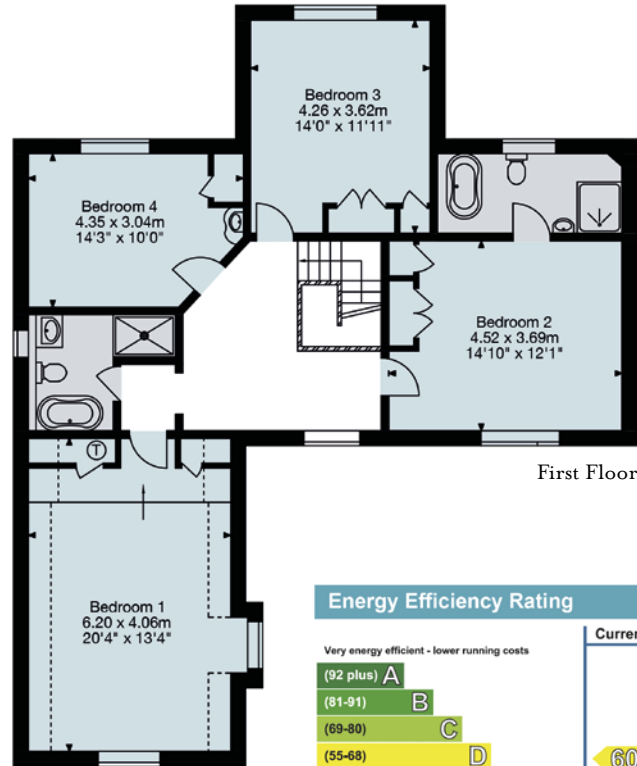
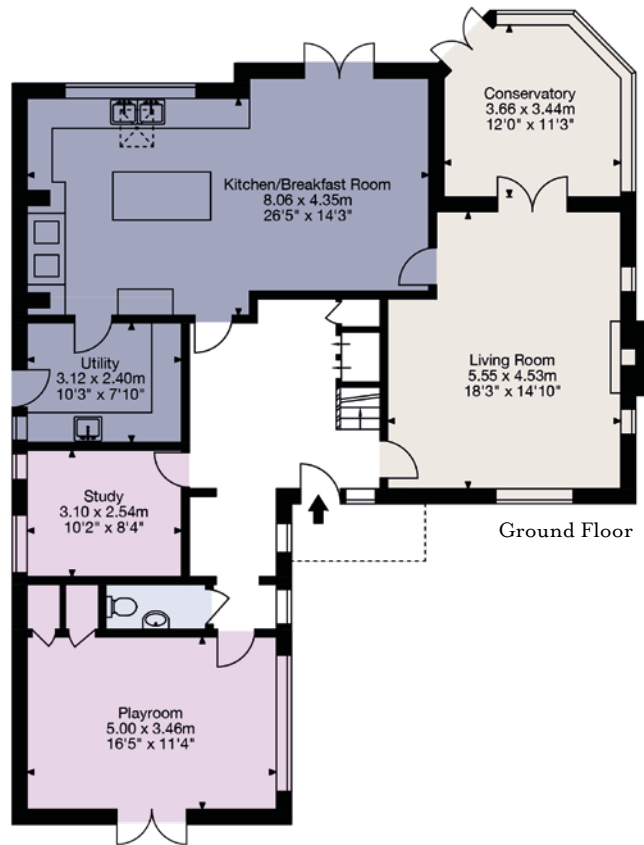
On the first floor there are four bedrooms, the main one having a newly fitted bathroom with separate shower. The family bathroom also benefits from a separate shower and all bedrooms have fitted wardrobes. The whole house is light and airy and the feeling of space is enhanced by the good sized reception hall.

## BOURNE HOUSE

Approximate Gross Internal Area:

233 sq m/2,507 sq ft

Not to scale. For identification purposes only.



The property is approached through a timber gateway with a gravelled area providing private parking for a number of cars. The principal area of garden is to the rear of the house and is bordered by Cotswold stone walling. Laid mainly to lawn there is also a paved terrace. There are two useful garden sheds.

### DIRECTIONS

From Cirencester take the A429 Malmesbury road and after about a mile from the junction with the A435 Tetbury/Bath road, turn left signposted to Ewen. On entering the village turn right and at the next T junction turn right followed by a left turn as for Poole Keynes. Bourne House is the second property on the left hand side.

### LOCAL AUTHORITY

Cotswold District Council.

### SERVICES

Mains water, electric and drainage are connected.

### POSTCODE

GL7 6BU

### VIEWINGS

Strictly by appointment with Savills.



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### SAVILLS CIRENCESTER

1 Castle Street,  
Market Place, Cirencester,  
Gloucestershire, GL7 1QD  
01285 627 550  
cirencester@savills.com

