



A family house in a private location with far reaching views

45 Rodmarton, Cirencester, Gloucestershire

Guide £925,000 Freehold

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Entrance hallway • Kitchen/breakfast room • Dining room
• Sitting room • Study • Conservatory • Utility room • Four
bedrooms • Family bathroom • Two shower rooms
• Double garage • Enclosed garden • Private parking

Distances

Cirencester 5.5 miles, Tetbury
5.6 miles, Kemble Station 2.3
miles, M4 (Junction 17) 15.1
miles

Situation

The Roman town of Cirencester
is often referred to as the
Capital of the Cotswolds and,
being at the intersection of the
Fosse Way and Ermin Way, it is
extremely accessible, with dual
carriageway access to both the
M4 at Swindon and the M5 at
Gloucester. There is a fast and
regular Great Western train
service from Kemble to London
Paddington which takes
approximately 75 minutes.
There is also a very frequent
rail service from Swindon to
London Paddington which
takes about 55 minutes.

Shopping in Cirencester is
highly regarded, and off the
main streets there are many
interesting back lanes with
specialist shops; Black Jack
Street is a prime example.
There are two major
supermarkets and The Market
Place hosts a twice weekly
market and a Farmers' Market
every other Saturday. Sporting
opportunities include
Cirencester Tennis Club which
is based in the Park together
with a cricket club, an open air
swimming pool, football and
rugby clubs for all ages with
the Cotswold Leisure Centre
nearby. Slightly further away
there is golf at Cirencester Golf

Club and sailing at the
Cotswold Water Park. The Barn
Theatre offers first class
productions throughout the
year.

There are an excellent range
of schools in the area, both
state and private. Those in the
private sector include Hatherop
Castle School, Rendcomb
College, Pinewood and
Beadesert Park School at
Minchinhampton. There are
also the schools and colleges in
Cheltenham. Both Kingshill and
Deer Park comprehensives are
easily accessible and have a
'Good' rating by Ofsted.

Description

45 Rodmarton is an
attractive modern house which
was built to an exacting
standard from tradition
materials, also having double
glazing throughout. The house
sits in a quiet and well
positioned spot on the edge of
the village offering great views
and a private plot. The house
has been finished to a high
standard throughout with the
ground floor offering plenty of
space. The welcoming entrance
hall leads through to the sitting
room with wood burner. The
conservatory is accessed
through the sitting room and
has bi fold doors opening out
onto the garden. Also on the
ground floor is the kitchen/
breakfast room, cloakroom,
study and utility room.





On the first floor there are four bedrooms and three bathrooms. The principal bedroom is of real merit and includes far reaching views and fitted storage. In addition, there is an attic area which makes for useful storage. Outside and at the front of the house there is parking for a number of cars, double garage with electric doors and electric vehicle charging point. At the rear there is a large garden which is east facing and has been well planted and landscaped. The garden has stunning views over the surrounding countryside and beyond and also benefits from a log store.

Local Authority
Cotswold District Council

Tenure
Freehold

Council Tax Band
G

Guide Price
£900,000

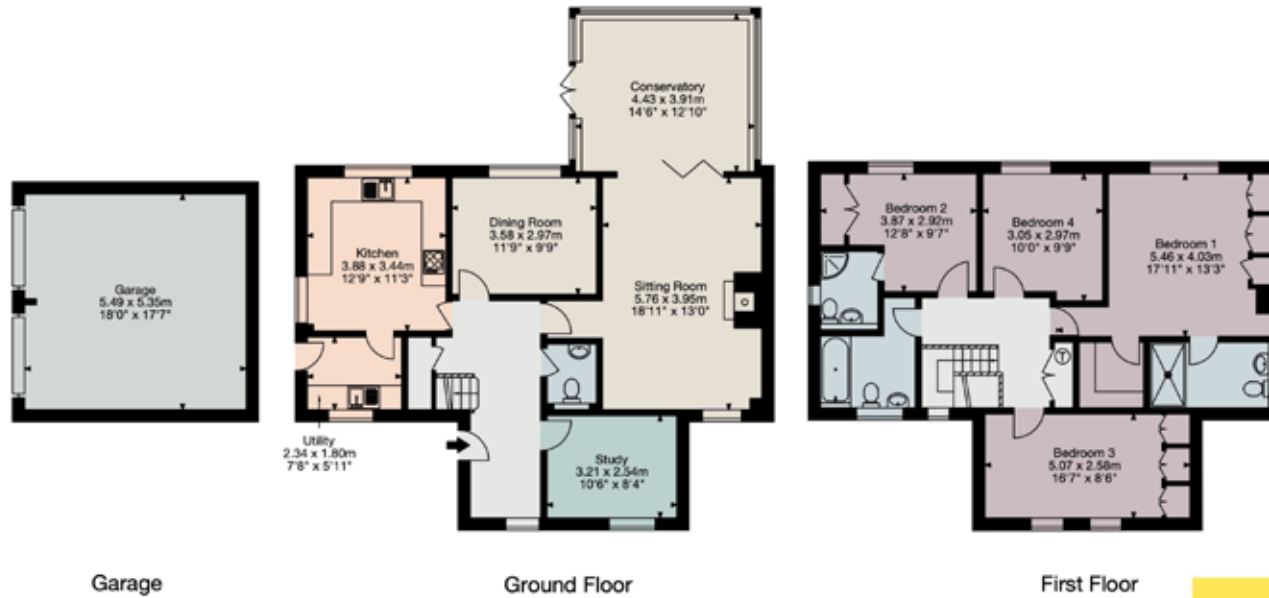
Postal Address
45 Rodmarton
Cirencester
Gloucestershire
GL7 6PS

Viewings
Strictly by appointment with
Savills.

Details & Photographs
October 2022

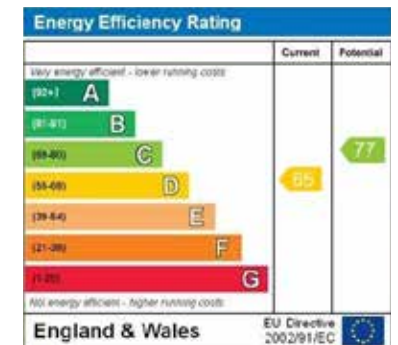


45 Rodmarton, Cirencester, Gloucestershire GL7 6PS
Gross Internal Area (Approx.)
Main House = 175 sq m / 1,883 sq ft
Garage = 29 sq m / 312 sq ft
Total Area = 204 sq m / 2,195 sq ft



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Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2022.



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