



A charming Cotswold cottage

Strawberry Cottage, Woodmancote, Cirencester, Gloucestershire GL7 7ED

Freehold



Sitting Room • Dining Room • Utility Room • Kitchen
Bathroom • 2 Bedrooms • Mezzanine • Garden
Off-Road Parking • EPC Rating = G

Rendcomb 2 miles • Cirencester 5 miles • Cheltenham 12 miles • Kemble Station 9 miles • M4 (J15) 24 miles • M5 (J11a) 9 miles (All mileages are approximate).

Description

Strawberry Cottage is a delightful detached cottage, perfectly nestled away in the ever popular Cotswold village of Woodmancote.

The flexible accommodation has been lovingly maintained and possesses all the characteristics one would expect from a cottage of this age, including wonderful original features such as exposed traditional Cotswold beams and window seats.

The versatile ground floor layout takes one into the utility room which benefits from a shower and on to the fitted kitchen and dining room. An impressive feature for the cottage is the sitting room which is complete with a wood burning stove, providing a real feeling of charm and character throughout the property. Upstairs comprises two double bedrooms and a main bathroom.

Externally the property benefits from off road parking, a large storage shed and both front and rear gardens. The front garden is largely laid to lawn with a range of formal borders and at the rear is a delightful seating area with views over the surrounding countryside.

Situation

Woodmancote is a small village which lies between the renowned Cotswold towns of Cirencester and Cheltenham, in an Area of Outstanding Natural Beauty. Both towns provide a wide variety of shopping, leisure and educational amenities whilst the cities of Bath, Bristol and Oxford are within convenient reach. Communications are good with access from Cirencester to the M4 and London, which is convenient for access to Heathrow and Bristol airport, the M5 and a regular train service from Kemble to London Paddington taking about 75 minutes. Sporting activities in the area include racing at Cheltenham, water sports at the Cotswold Water Parks, golf at Cirencester Golf Club, just up the road from the property, Polo at Cirencester Park and fishing with local syndicates. There is a choice of excellent schools in the area including Rendcomb College almost on the doorstep, Hatherop Castle School, North Cerney Primary School, Beaudesert Park, Westonbirt and the Cheltenham Colleges. There is a village shop and post office in both Rendcomb and Stratton, and a doctor's surgery at Rendcomb.





Directions

From Cirencester, take the A417/ Gloucester Road towards Cheltenham and then turn right on to the A435/ Cheltenham Road. Continue on this road for about 3.5 miles and then turn left once you've passed The Bathurst Arms pub. Continue along the road and after a mile, the property should be to your right.

Postcode

GL7 7ED

Tenure

Freehold.

Local authority

Cotswold District Council.

Services

Mains water, electricity and drainage. Propane Gas Heating.

Viewing

Strictly by appointment with Savills.



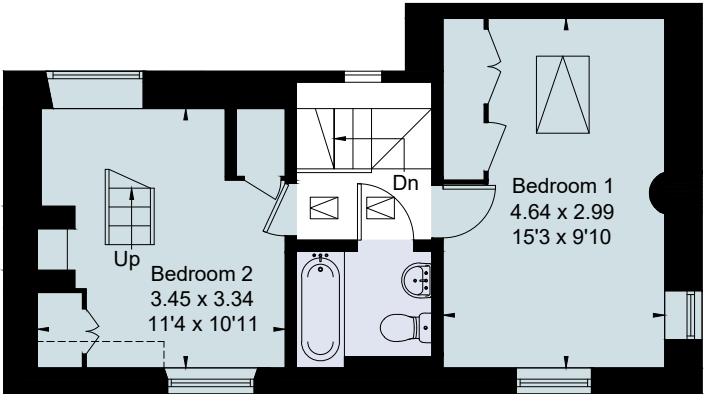
Strawberry Cottage, Old Park Farm, Woodmancote, Cirencester, Gloucestershire GL7 7ED
Gross internal area (approx) 80.1 sq m/862 sq ft
Mezzanine 7.2 sq m/77 sq ft
Total 87.3 sq m/939 sq ft
(Including Limited Use Area) 0.6 sq m/6 sq ft



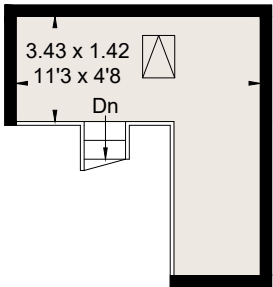
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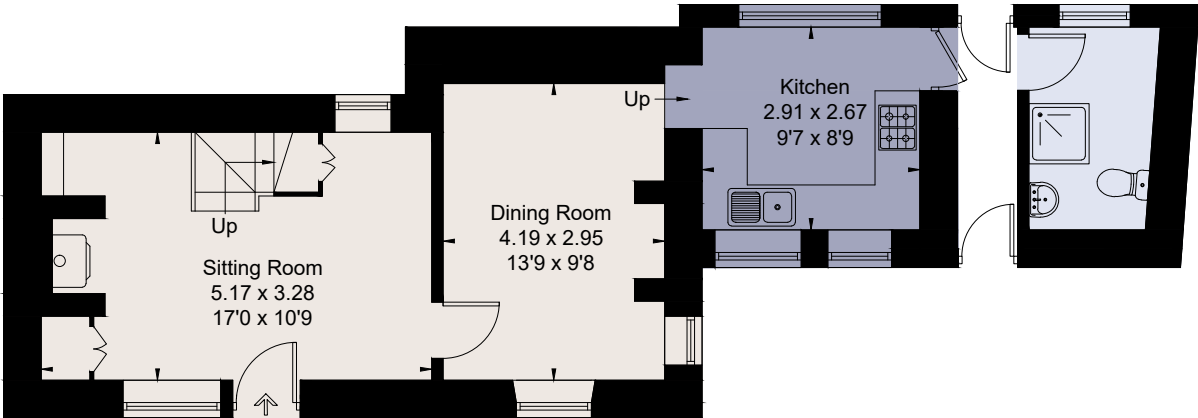
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First Floor



Mezzanine



Ground Floor

For identification only. Not to scale. © 12102020

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