



An outstanding and beautifully finished Cotswold stone home

Paddock house, Frampton Mansell, Stroud, Gloucestershire

Freehold

savills

Entrance Hall • Cloakroom • Drawing Room • Dining Room • Snug • Kitchen/Breakfast Room • Study • Utility Room • Boot Room • 5 Bedrooms • 3 Bathrooms (2 en-suite) • Double Garage with Bedroom and Bathroom Above • Annexe • Garden and Parking

Distances

Cirencester 6 miles, Stroud 6 miles, Tetbury 6 miles, Kemble Station (London Paddington in 75 minutes) 7 miles, Cheltenham 17 miles, Bath 32 miles, (All mileages and times are approximate)

Description

Paddock House is an excellent detached family house which has been thoughtfully and beautifully refurbished to create a wonderful family home. The property is located in the village and was built by a leading development company in 1991.

The house is built of natural Cotswold stone and offers well presented accommodation, which is arranged over two floors offering lateral space and ample natural light. On the ground floor, a spacious hall and oak framed porch provides a welcoming entrance and provides direct access to the primary reception rooms. Included in this is an outstanding kitchen breakfast room which benefits from French doors opening out onto the terrace and garden beyond. There are three further reception rooms on this floor including an outstanding oak framed orangery which is complete with bifolding doors into the garden and faces south west, a stunning drawing room, playroom and study. The entire ground floor flows

incredibly well and offers practical family living with cutting edge design.

On the first floor the master bedroom suite is particularly generous, with a large double bedroom, ensuite bathroom and a dressing room, which was originally designed as the fifth bedroom. The other three bedrooms are all doubles, one of which has an ensuite shower room and there is a family bathroom.

Externally the property is approached via a gravel drive way which gives ample parking for a number of cars. In addition to this area there is a useful detached double garage complete with a fantastic converted annexe including bedroom, kitchen and bathroom ideal for guests or an au pair.

The majority of the garden lies to the rear of the house and faces south west. It is largely laid to lawn and offers a range of mature bushes and trees. The garden also has a spacious and well designed terrace area which perfectly flows on from the house making it the ideal place for summer entertaining. The garden further benefits from complete privacy and backs onto pasture land and far reaching views.





Situation

Frampton Mansell is set in the picturesque valley of the River Frome. The village which lies in an Area of Outstanding Natural Beauty supports 'a perfect village pub', the building having been built as a cider house in the 17th century. The Parish Church was built by the 4th Earl Bathurst in 1843 to save the parishioners a walk to the Parish Church in Sapperton. Close by is Jolly Nice, an award winning farm shop with café and butcher. Frampton Mansell lies in the parish of Sapperton, where there are two more pubs, The Bell and The Daneway, a destination for an enjoyable cycle ride. At the bottom of the village is the well known, nine arch Brunel viaduct.

The two principal towns in the area are Cirencester and Stroud (voted as best place in the UK to live by The Sunday Times recently), both of which have good shopping, commercial and recreational amenities. Cirencester is the more frequently used by those in the village and has all the facilities expected of a market town - a modern hospital, library, sports centre, supermarkets, multiple traders and smaller family run specialist shops. Stroud also supports a Waitrose as well as an exceptional farmers market.

Recreational pursuits include golf at Minchinhampton, polo at Cirencester Park, gliding at Aston Down, sailing at the Cotswold Water Park and riding at a number of local centres. World class eventing takes place at nearby

Gatcombe Park. As one would expect there are lovely walks along the valley and across the wide commons of Minchinhampton and Rodborough.

Directions: Postcode GL6 8JB

From Cirencester, take the A419 towards Stroud, passing the village of Sapperton. After about 6 miles, take the small turning to the right signposted The Village Hall which leads into Frampton Mansell. Continue into the village and as the road starts dropping down the hill, the wide cattle grid entrance to Paddock House will be found on your left.

Local Authority

Cotswold District Council

Tenure

Freehold

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills.

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Approximate Area 235.7 sq m / 2537 sq ft (Excluding Void)

Garage / Annexe 49.3 sq m / 531 sq ft

Total 285 sq m / 3068 sq ft

Including Limited Use Area (9.0 sq m / 97 sq ft)



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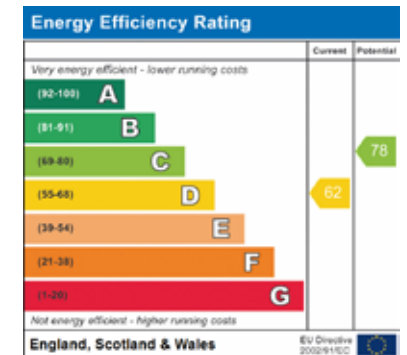
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