



savills

LES LAUZES

BAUNTON • CIRENCESTER • GLOUCESTERSHIRE



LES LAUZES

BAUNTON • CIRENCESTER • GLOUCESTERSHIRE

Cirencester 2 miles • Kemble Station 7 miles • Cheltenham 16 miles • Bath 34 miles • Bristol 38 miles
M4 (Junction 15) 20 miles • M5 (Junction 11a) 14 miles
(All distances are approximate)

A fine Cotswold stone house situated in a popular
village within the Churn Valley.

Entrance Hall | Cloakroom | Drawing Room | Dining Room | Studio/Garden Room | Kitchen/Breakfast Room
Utility Room | 4 Bedrooms | 2 Bath/Shower Rooms

Double Garage | Private Parking | Landscaped Gardens

In all 0.3 Acres



Savills Cirencester
1 Castle Street, Market Place
Cirencester, Gloucestershire
GL7 1QD
acoaker@savills.com
01285 627558





Description

Les Lauzes is an attractive Cotswold stone family house which is approached off a No Through Lane. The house is situated on the edge of the village and has a delightful aspect across the valley.

The house has been extended over the years and now provides well balanced accommodation with all rooms being approached off a central hall. Both the drawing room and dining room are dual aspect and interconnecting, which makes for a good entertaining space. The drawing room incorporates a fireplace with woodburning stove, slate hearth and oak bressumer. Adjacent is the sun room which doubles as a study and has views down the garden. Partly vaulted the room has a tiled floor with part underfloor heating and French doors open onto a garden terrace. The kitchen with integrated appliances, also has a garden aspect and the adjacent utility room has an external door.

On the first floor there are four bedrooms with the principal bedrooms being dual aspect. The main bedroom benefits from an ensuite bathroom and in addition there is a family shower room. From the landing there is ladder access to a partly board roof space. The gas central heating is complemented by sealed unit double glazed windows.

Externally there is a double garage to the front with block paving providing parking for a number of cars. The garden is found principally to the south of the house and is mainly defined by hedging and stone walling. An expanse of lawn surrounds a vegetable plot with adjacent fruit trees. On two sides of the house is a flagstone terrace with flower and shrub borders as well as steps leading down to the lane. At the far ends of the garden there is a timber garden shed and greenhouse.

The garden is certainly a feature of the property and complements the house to help create an idyllic setting.





Situation

Les Lauzes is situated on the fringes of the village of Baunton, which is a pretty Cotswold village deep in the Churn Valley, just a few miles north of Cirencester. Running alongside the River Churn, the village retains an assortment of period properties mixed in with a number of modern properties nesting along the river. To one side of the village is the A435 road thus providing easy access to Cirencester, Cheltenham and Gloucester. The village is chiefly within the Cotswold Area of Outstanding Natural Beauty and holds the delightful St. Mary of Magdalene's Church which is just along from the house.

Nearby Cirencester provides an excellent range of shops and services. There are two superstores, including Waitrose, and an A&E hospital, leisure centre and outdoor swimming pool. Other regional centres include Cheltenham, Oxford and Swindon whilst the A419/A417 provides dual access to the M4 (Junction 15) and the M5 (Junction 11a). From Kemble Station there is a fast service to London Paddington which takes from 70 minutes.

Recreational pursuits in the locality include sailing at the Cotswold Water Park, golf at Cirencester Golf Club, National Hunt racing at Cheltenham as well as local rugby and cricket clubs. A good choice of private and state schools are readily available and include Hatherop Castle, Rendcomb College and the Cheltenham Colleges.





Directions (GL7 7BB)

From Cirencester take the A435 Cheltenham Road and after approximately 1 ½ miles take the right hand turning into the village of Baunton. Proceed down into the village crossing the River Churn and continue on this road as it bears to the left. Carry straight on through the village and proceed straight ahead as the lane bends round to the right (signposted to the Church). The house is the first on the right and identified by a name plate.

Tenure

Freehold.

Services

Mains water, gas, electricity & private drainage. Gigaclear is connected.

Local Authority

Cotswold District Council.

Viewings

Strictly by appointment with Savills.



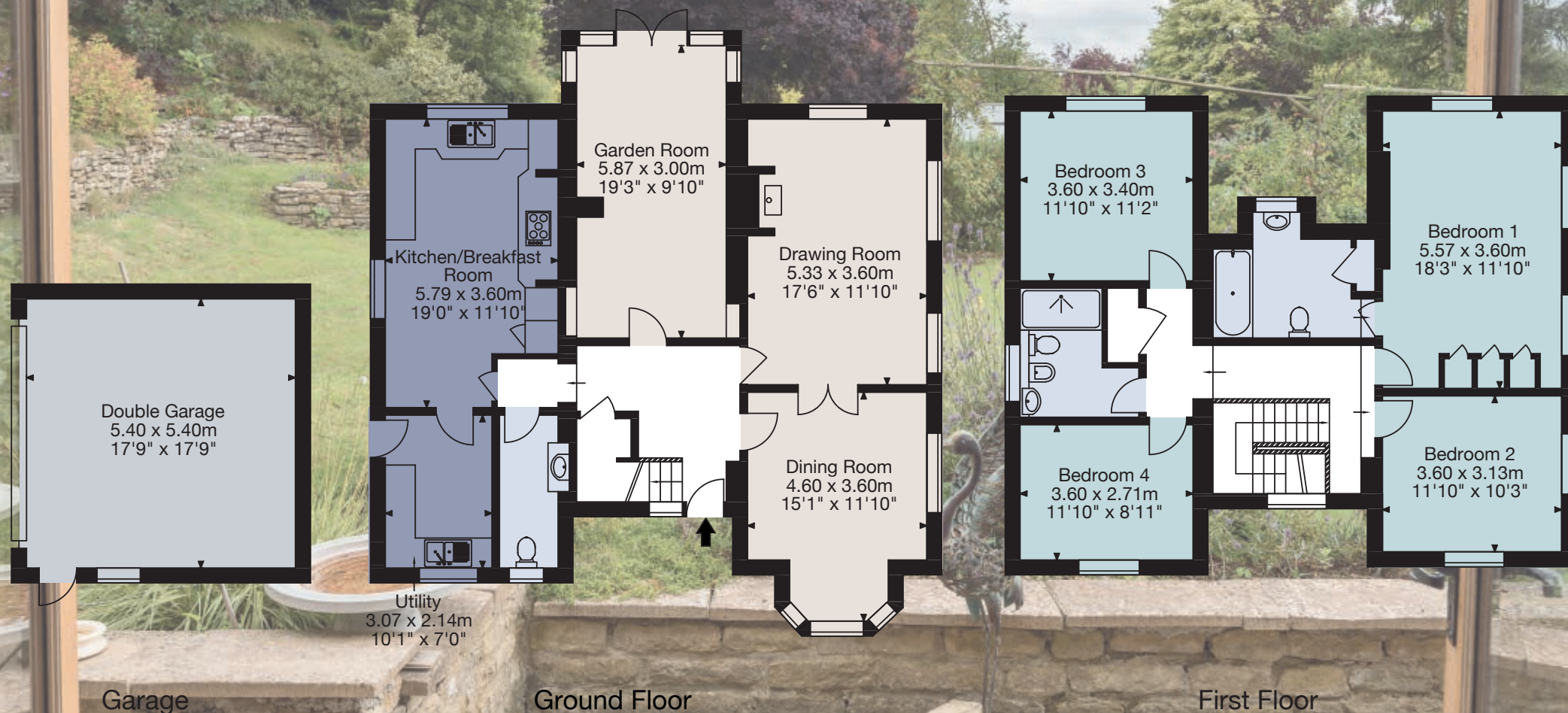
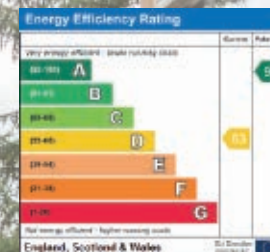
Les Lauzes, Baunton, Cirencester GL7 7BB

Gross internal area (approx)

Main House 182 sq m/1,959 sq ft

Garage 29 sq m/312 sq ft

Total Area 211 sq m/2,271 sq ft



Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sales particulars prepared July 2021 and photographs taken in 2021. 20210727SH

