

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

savills

A large, two-story stone house with a grey tiled roof and a chimney, situated on a green lawn next to a river. The house has multiple windows and a garage. A large tree is on the left, and a weeping willow is on the right. A wooden boat is in the river in the foreground.

GARDEN COTTAGE

PERROTT'S BROOK • CIRENCESTER • GLOUCESTERSHIRE



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Cirencester 3 miles • Rendcomb 3 miles • Cheltenham 12 miles • M4 (Junction 15) 24 miles
M5 (Junction 11a) 15 miles • Kemble Station 8.5 miles (London Paddington from 65 minutes)
(All distances are approximate)

A delightful Cotswold stone cottage set in an idyllic
riverside garden within the delightful Churn Valley

Reception Hall | Cloakroom | Drawing Room | Sitting Room | Kitchen, Breakfast/Dining Room

Boot Room | 6 Bedrooms | 3 Bathrooms | Attic Space | Integral Double Garage

Private Parking | Garden and Grounds

All in about 1 acre



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Situation

Perrott’s Brook is a small hamlet which lies in the Churn Valley between the renowned Cotswold towns of Cirencester and the Georgian town of Cheltenham, in an Area of Outstanding Natural Beauty. Both centres 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, the M5 and a regular train service from Kemble to London Paddington.

Sporting activities in the area include racing at Cheltenham, water sports at the Cotswold Water Parks, golf at Cirencester Golf Club, 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 as well as the Cheltenham colleges and schools. There is a village shop and post office in both Rendcomb and Stratton, and a doctor’s surgery at Rendcomb. From the property there is a footpath to The Bathurst Arms in South Cerney.



Description

Garden Cottage is a charming Cotswold stone cottage, approached off a country lane and set in the picturesque Churn Valley, river being a tributary of the River Thames. The property has been in the same ownership for nearly 20 years and a degree of updating is now required. However, its charm and character are self evident and there is potential to create even more living space if required, subject to consents being obtained.

The rooms are well laid out to include two principal reception rooms; a beamed sitting room with wood burning stove and a drawing room. The latter is a very appealing room I with a dressed stone fireplace, windows to two elevations and sliding patio doors leading out onto the riverside terrace. The fitted kitchen is found to the rear and enjoys an open aspect up the valley. Adjacent is the breakfast room albeit being very much part of the kitchen. There is also a cloakroom off the hall and a boot room to the side. A covered passage way leads to the integral double garage which could be converted to additional living accommodation, subject to necessary consents being obtained.

On the first floor there are five main bedrooms, the principal bedroom having an ensuite bathroom, fitted wardrobes and a dual aspect. The guest bedroom at the opposite end of the house includes a bathroom (not fully connected) and a dressing room which could be used an occasional study. The three further bedrooms on this floor are served by a family bathroom. A staircase leads to the second floor where there is a sixth bedroom with Velux roof lights. A Slingsby type ladder provides access from the landing to a further attic space.

Extending to about 1 acre, the garden and grounds are a major feature of the property. The River Churn meanders through the grounds and creates an idyllic setting. Two bridges cross the river to a more natural area with mature trees and surrounded by farmland. Immediately to the front of the cottage is ample parking for a number of cars and close to the entrance is a small paddock.

Right of Way: Garden Cottage has the benefit of a vehicular right of access along parts of the Northern boundary. It extends from the five-bar gate on the lane, to beyond the five bar gate on the Northern boundary.





Directions (GL7 7BS)

From Cirencester, take the A435 towards Cheltenham, bearing right at Stratton. Follow this road for approximately 2 miles and turn right opposite the left hand turn signposted Daglingworth. Cross over the bridge, turn left and the driveway to Garden Cottage is the first on the left.

Local Authority

Cotswold District Council.

Tenure

Freehold.

Services

Mains water, electricity and private drainage. Oil fired boiler.

Fixtures and fittings

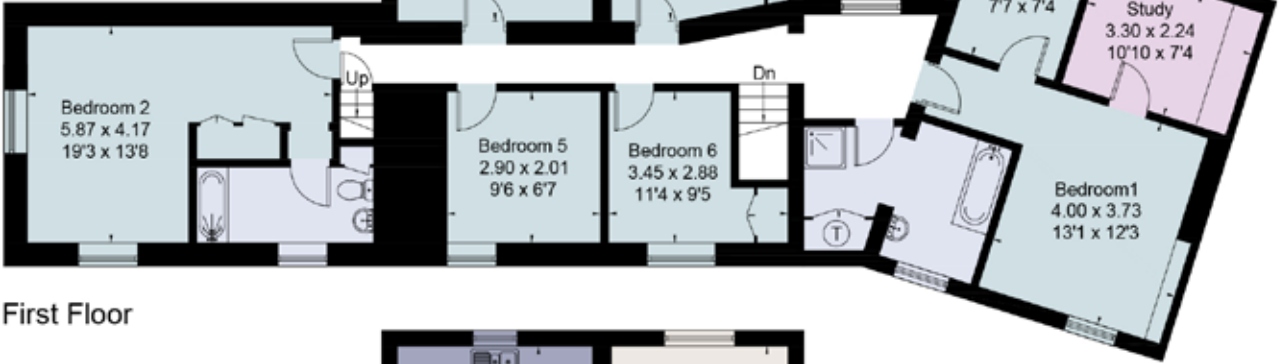
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

Viewings

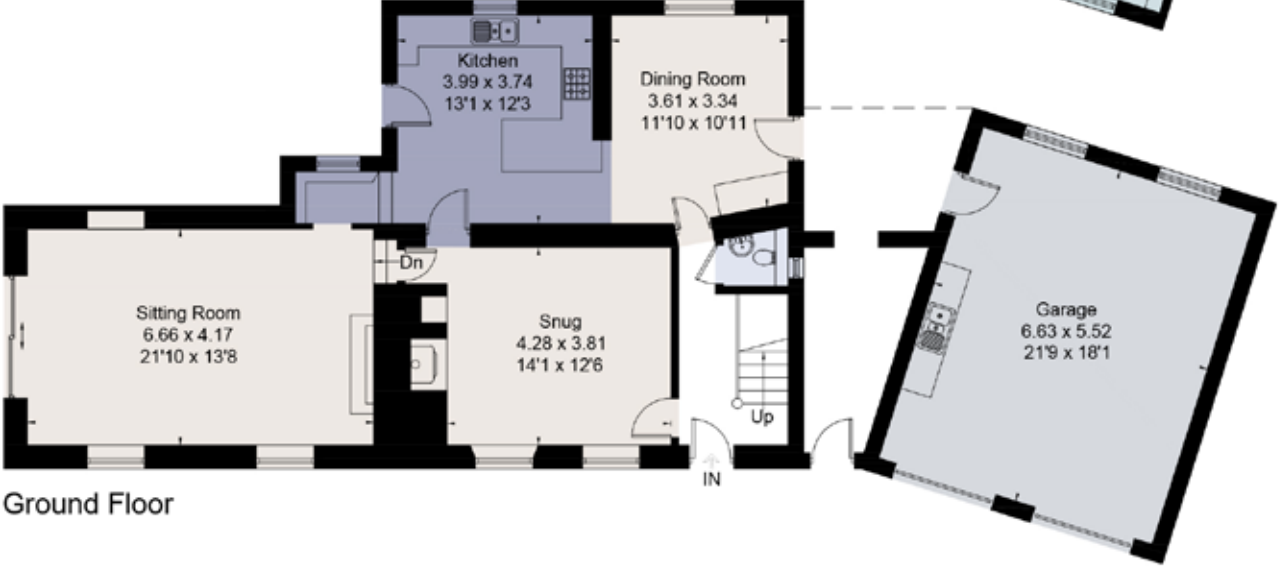
Strictly by appointment with Savills.



Second Floor

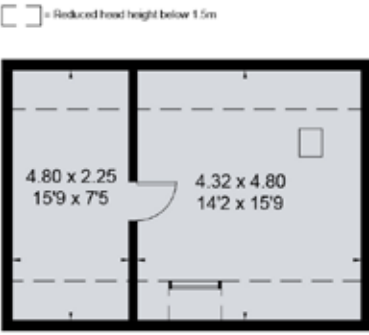
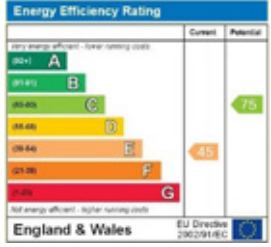


First Floor



Ground Floor

Approximate Area = 251.1 sq m / 2702 sq ft
Garage = 36.7 sq m / 395 sq ft
Outbuilding = 32.2 sq m / 346 sq ft
Total = 320 sq m / 3443 sq ft
Including Limited Use Area (17.9 sq m / 193 sq ft)
For identification only. Not to scale.



(Not Shown In Actual Location / Orientation)

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