



A versatile family house with panoramic views towards the Welsh Hills

**Caynham, Rodborough Common, Gloucestershire**

Guide £825,000 Freehold

**savills**

Reception Hall • Kitchen • Study • Family/Dining Room • Sitting Room • Four Bedrooms • Three bathrooms • Full head height attic with natural light • Double Garage • Enclosed Garden

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

#### Situation

Caynham is located in an enviable position on the edge of Minchinhampton Common in Moor Court, an exclusive private development of individual homes. Bordering over 600 acres of National Trust common land, there are wonderful walks and a golf course, literally on the doorstep. The market towns of Stroud, Nailsworth and Minchinhampton, are all nearby, offering a great choice of amenities and there are several major supermarkets in nearby Stroud.

Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as doctor and dental surgeries and local stores. Excellent schools are a key draw to the area, with several sought after grammar schools in Stroud, Gloucester and Cheltenham as well as popular primary schools in both Amberley and Minchinhampton, both walking distance across the common. There is also a good choice of schools in the private sector, including Beaudesert Park, just a short walk from Caynham. Moor Court is circa 2 hours drive to London or 90 minutes by train from nearby Stroud Station and Bristol, Cheltenham and Cirencester are all within

commuting distance.

Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3.5 miles, Cheltenham (centre) - 17 miles, Bristol Temple Meads - 33.5 miles Distances are approximate.

#### Description

Caynham is an individual detached home with breath taking views that stretch as far as the eye can see. Pretty church spires nestle in the valley with a view that could have you believing you were in the Swiss Alps, rather than the heart of the Cotswolds. Located in the exclusive Moor Court, a sweeping entrance leads to parking for two cars with steps down to the main entrance. Glass doors open to a spacious reception hall with cloakroom off and separate large built-in storage for coats. The kitchen leads off the central hallway and offers a good sized room with fitted units and wonderful valley views. There is a spacious utility room to the rear of the kitchen, with side access to the garden. There is also a study plus a bedroom with en-suite shower room on this level. Steps lead down to a light filled large family/dining room, with double doors opening to a terrace and the garden below. Located on the ground floor





are two bedrooms, both with plentiful built-in storage, a further reception/sitting room, again with fabulous views, plus a family bathroom. The garage can also be accessed from this floor, with fully boarded attic above. The attic is a really useful space with natural light and power, currently used as a workshop but with the necessary planning consent, would convert well into additional living space. The principal bedroom is located on the top floor, a good sized room with fitted cupboards, yet more wonderful views and en-suite with bath. The garden is set to the rear of the property and is gently sloping with well stocked borders and a lovely sitting out area. There is a spacious double garage.

#### Directions

From Cirencester proceed west on the A429 towards Stroud. At the roundabout at Aston Down bear left signposted Minchinhampton. Continue on past Minchinhampton and across the common. After approximately half a mile, you will see a left hand turning to Amberley and almost immediately afterwards, the private driveway to Moor Court. Continue over the cattle grid and take the right hand fork and Caynham is the second house on the right hand side.

**Tenure**  
Freehold

**Services**  
Mains water, electricity and drainage

**Local authority**  
Stroud District Council (01453 766321)

**Council Tax**  
Band = F

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request. EPC Rating = D

**Guide price**  
£825,000

#### Services

**POSTAL ADDRESS**  
Caynham  
Rodborough Common  
Stroud  
Gloucestershire  
GL5 5DA

**Viewing**  
Strictly by appointment with Savills.

**Details & photographs**  
October and July 2022



**Caynham, Rodborough Common, Gloucestershire**

**Approximate Floor Area** 210 sq m / 2260 sq ft

**Garage** 31 sq m / 334 sq ft

**Attic Space** 28 sq m / 301 s

**Contact**

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savills

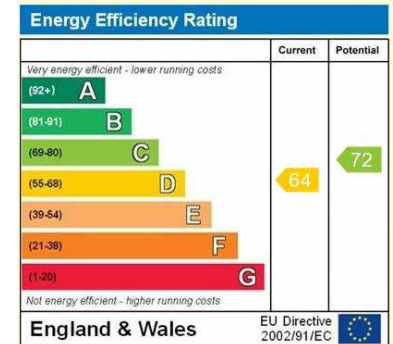
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Lower Ground Floor

Ground Floor

First Floor



For identification only. Not to scale. © 221123SH

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