

CIRENCESTER LODGE

Barnsley Park, Cirencester, Gloucestershire



MOORE ALLEN
& INNOCENT

CIRENCESTER LODGE £ 2,350 PCM

Barnsley Park, Gloucestershire

Available shortly and for a long let if desired, this extensively refurbished three-bedroom Grade II Listed estate lodge is quietly situated against a wooded backdrop within the grounds of the private Barnsley Park estate on the outskirts of this pretty Cotswold village between Cirencester and Bibury.

Accommodation

Comprehensively renovated and to an exceptionally high standard, the deceptively spacious and beautifully presented property retains much character charm including wooden beams and open fireplace, whilst offering modern comforts such as central heating, 2 showers and a particularly well-appointed modern, fitted kitchen.

With outstanding parkland views to the front, the detached Cotswold stone cottage has benefitted from an extensive programme of refurbishment and updating in recent times including flooring, fittings and stylish décor.

Of particular note with this property is the large principal reception room with its wonderful triple aspect, high ceilings and central fireplace.

In addition to the fitted kitchen complete with integrated oven, hob and dishwasher, there is also a useful storage cupboard and a separate utility area with space for further appliances.

Also on the ground floor is a welcoming entrance hallway and a second reception room offering flexibility of use as a study /home office or perhaps a guest, bedroom 3? Completing the ground floor is a practical shower /cloakroom with underfloor heating, walk-in double shower and stylish fittings.

To the first floor are found 2 large double bedrooms - both with fitted storage and both enjoying the superb views across the neighbouring historic parkland. Also on this level is an impressive bathroom with a well-fitted modern style suite including a bath with fitted shower over.

Externally the lodge is surrounded by lawned gardens with flower borders and interspersed with established specimen trees. There is also a good-sized storage shed and there is off road parking space for 2 cars.

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Further benefits include oil fired central heating and onsite Gigaclear superfast fibre broadband.

As either a full-time home or perhaps just as a weekend retreat, this beautiful and stylishly refurbished estate lodge cottage is well worth considering.

We are sorry but dogs, cats and other free roaming furry friends will not be considered at this property.

Close to Home

Barnsley is a very attractive village situated some 3 miles east of Cirencester and consisting in the main of traditional Period houses and cottages. Within the heart of the Cotswolds Area of Outstanding Natural Beauty, the village is also designated a

Conservation Area and the surrounding countryside is amongst some of the most picturesque in the Cotswolds.

The village has an excellent eatery and pub called The Village Pub and also the boutique Barnsley House Hotel - the former home of the renowned garden designer Rosemary Verey.

Cirencester is the nearest town and is often referred to as the Capital of the Cotswolds. There are large Waitrose and Tesco supermarkets whilst shopping in the town is highly regarded and off the main streets there are many interesting back lanes with specialist shops, particularly on Blackjack Street.

The historic Market Place hosts a twice weekly market as well as a Farmer's Market every other Saturday.

In addition to the local Church of England primary schools, a very good selection of highly rated state and private schools are available in the locality, whilst accessible independent schools include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the Cheltenham Colleges.

Sporting and recreational pursuits include National Hunt racing at Cheltenham and highly regarded polo clubs at Cirencester Park and The Beaufort. There is hunting locally with the VWH and Cotswold Hunts and there are also a variety of nearby golf courses.

Communications are excellent with the A417 about 3 miles to the west bringing Cheltenham and Swindon within easy reach and connects with the M5 to the Midlands and the south, and the M4 to London.





Services

We understand that mains water, telephone and electricity are connected. Oil fired heating and hot water system.

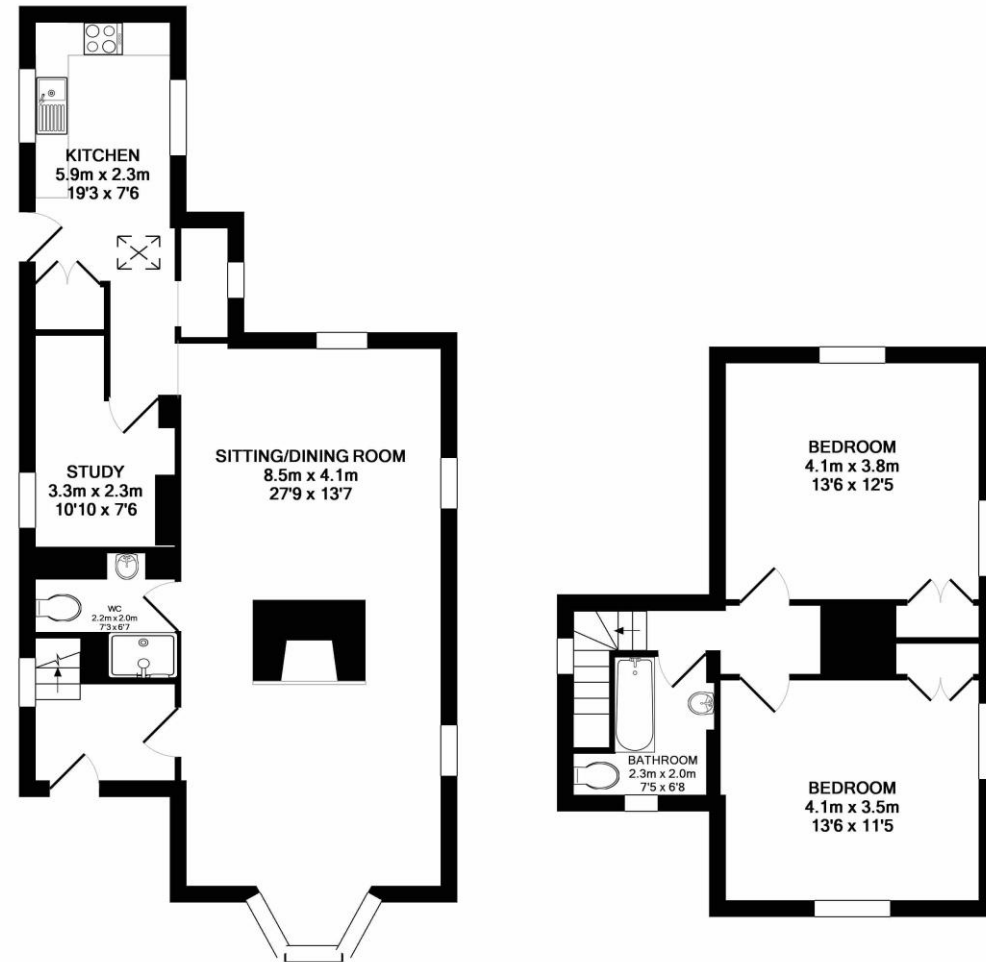
Council Tax - Band E

EPC – Band F-33

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



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GROUND FLOOR
APPROX. FLOOR
AREA 63.5 SQ.M.
(683 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 40.4 SQ.M.
(435 SQ.FT.)

TOTAL APPROX. FLOOR AREA 103.8 SQ.M. (1118 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018

DISCLAIMER

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