



Rodmarton, Cirencester
Gloucestershire, GL7



Beyond your expectations

A superb family house in a sought after village

Hamptons International

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5 Bedrooms | Detached | Kitchen Breakfast Room | Sitting Room | Dining Room | Study | Family Bathroom | 2 x Ensuites | Utility | Cloakroom | Triple Garage | Parking | Garden | Views | Entrance Hall | In all about 0.26 acres

Guide Price £775,000 Freehold

Description

An impressive five bedroom detached house that offers around 2200 square feet of accommodation, triple garage, gardens and situated on a generous plot extending to 0.26 of an acre within a sought after village between Cirencester and Tetbury.

The living space is arranged over two floors comprising on the ground floor a superb kitchen breakfast room which features a full complement of fitted units, Alpha range cooker, and sliding doors out to the rear garden.

There is a spacious front to rear sitting room with Cotswold stone fireplace and LPG gas fire, and doors allowing access to the garden and dining room. The dining room offers a pleasant outlook over the garden, and in addition to this there is a good sized entrance hall, cloakroom, study and utility room with boiler and external door.

The first floor accommodation provides a delightful master bedroom with a range of fitted wardrobes and ensuite bathroom with separate shower enclosure. Located at the other side of the first floor is a guest bedroom suite which features fitted wardrobes and ensuite shower room.

In addition to this are three further equally proportioned bedrooms and a good sized family bathroom.

Outside

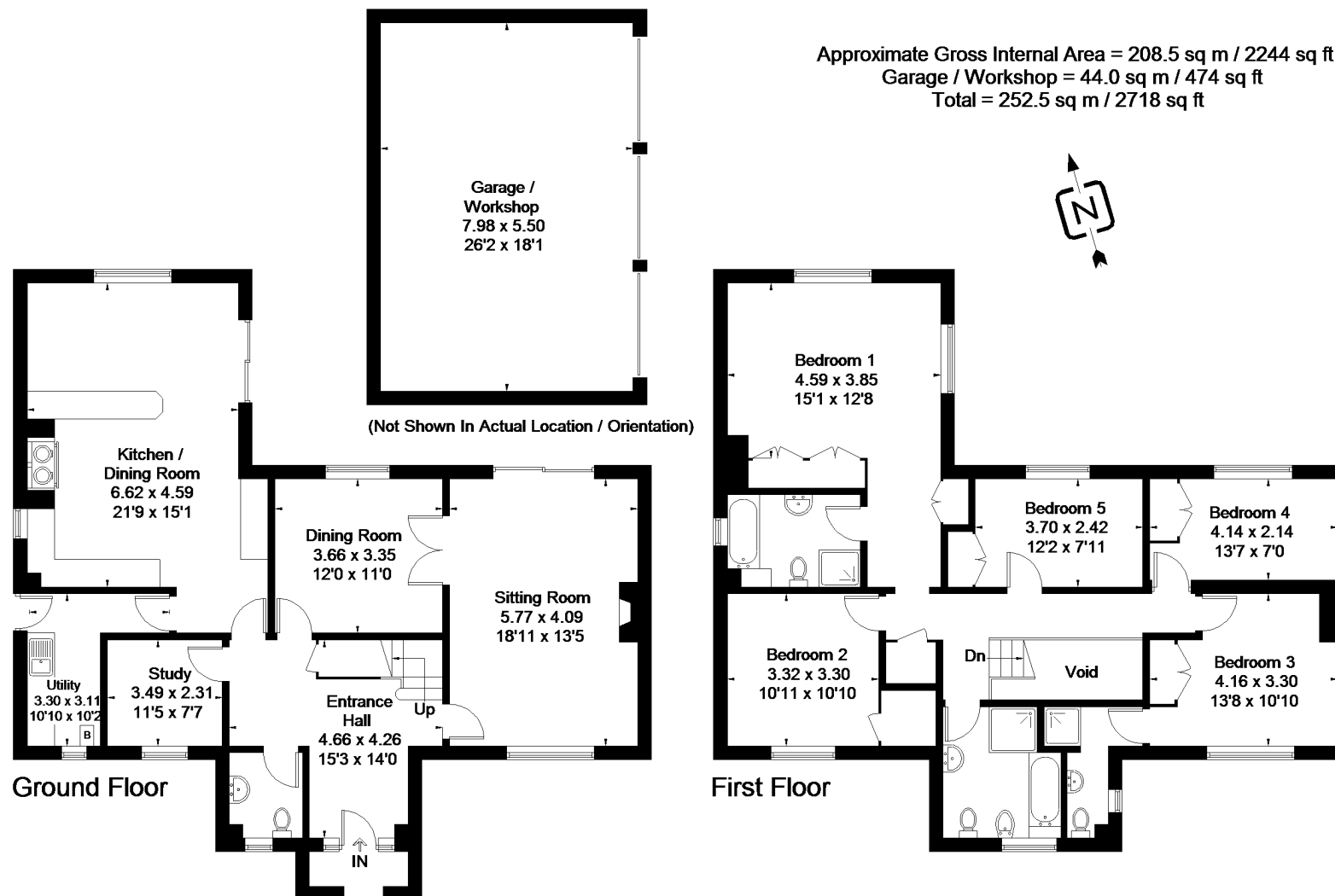
To the front of the property is a triple detached garage and extensive parking area. There are several areas of lawn and a pathway allows access to the rear garden. The rear garden is mainly laid to lawn and features a paved terrace abutting the house, herbaceous borders lining the perimeter and a pond. A mixture of stone walling and timber bar fencing enclose the property. There are beautiful far reaching views across neighbouring farmland.

Location

Rodmarton is an attractive Cotswold village with the benefit of a local village school and lies in the Cotswold Hills Area of Outstanding Natural Beauty, approximately 6.5 miles from Cirencester and 4.5 miles from Tetbury, the area's principal towns, both of which provide facilities for most everyday needs. Kemble Station lies 4 miles away, providing a main line rail service to London/Paddington via Swindon and Reading.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

