

# ROUND HILL







# ROUND HILL, RENDCOMB, GL7 7ES

ENTRANCE HALL • DINING ROOM • KITCHEN • UTILITY ROOM/BACK KITCHEN  
DRAWING ROOM • SITTING ROOM/PLAY ROOM • GARDEN ROOM  
6 BEDROOMS • 4 BATH/ SHOWER ROOMS • OFFICE • WORKSHOP • TERRACES  
PARTY BARN • BARN • GYM • STABLE • GARAGING • PRIVATE PARKING  
ANCILLARY ACCOMMODATION • SWIMMING POOL

## AN IMPRESSIVE AND SPACIOUS COTSWOLD STONE COUNTRY HOUSE

### DESCRIPTION

Round Hill is a superb and substantial country house brimming with charm and character. The versatile living space is well laid out for modern living and ideal for entertaining and family life. The exquisite blend of period features and contemporary design make this a beautiful and charming home.

The impressive entrance and dining hall, with its original flagstone floor and French doors opening out to the terrace, is a fabulous space for dinner parties and family gatherings. This is a very welcoming room and demonstrates the love and attention which has been poured into creating a beautiful and vibrant home.

Glass French doors lead into the drawing room, with inglenook open

fireplace, and the adjoining oak framed garden room which overlooks the terrace and gardens.

The recently renovated kitchen, with its exceptional aubergine electric Aga, is a warm and inviting room, with ample space for casual dining. A well-equipped back kitchen is a useful addition especially when entertaining large numbers.

The exceptionally large sitting room, with vintage wood burning stove and exposed beams, is currently divided into two separate areas – a play area for children and a snug for relaxing, with French doors leading onto an enclosed decked area.

Upstairs a spacious landing seating area, with large velux window, gives

onto a double bedroom with built in wardrobes and dressing table. Across the landing is a double bedroom with en suite bathroom. Along the corridor is the master suite with dressing area, en suite bathroom and a generous bedroom with vaulted ceiling and French doors leading onto the balcony. There are two further bedrooms on the first floor.

To the rear of the kitchen is the office, with an impressive roof lantern and workshop space which leads into an excellent and spacious party barn, with exposed beams, roof lantern with doors leading to the gardens.

There is also a Cotswold stone converted barn which could be additional entertaining space.

A separate annexe with sitting room, kitchenette, bedroom and shower room is useful additional independent accommodation – ideal for staff or overflow guests.

The front of the property has convenient private parking and three garages. The private driveway sweeps round to the rear of the property where a gym and stable are discreetly located.

The rear terrace overlooks a beautiful lawned garden with enclosed swimming pool, with the paddock beyond offering privacy and uninterrupted views.

Land: 2.41 acres.



## LOCATION

Round Hill is located on the outskirts of Rendcomb in a rural spot surrounded by paddocks and farmland beyond. Rendcomb's handy post office and general store is a short drive away, as is a reputable doctor's surgery.

Conveniently located, the property is close to both Cirencester and Cheltenham. Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of impressive private schools, such as Rendcomb College, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges, Malborough College and Pinewood to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



CIRENCESTER 6 MILES  
CHELTENHAM 9 MILES  
KEMBLE 11 MILES  
(LONDON PADDINGTON 75 MINS)  
SWINDON 24 MILES  
M4 (JUNCTION 15) 26 MILES

*All distances and times are approximate*















## GENERAL INFORMATION

Tenure: : Freehold.

Postcode: GL7 7ES.

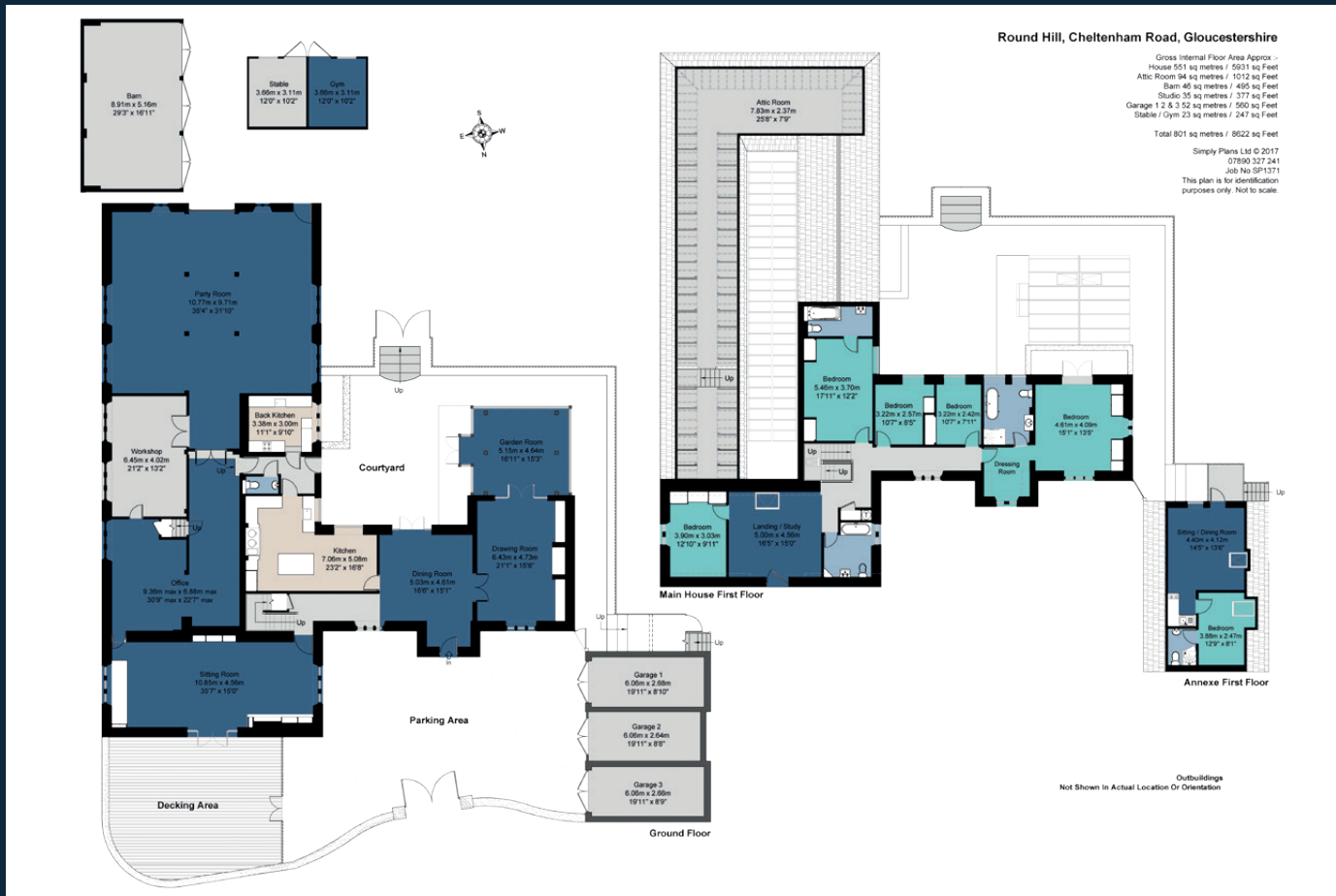
Viewing: Strictly by appointment through Sharvell Property Ltd.

Local Authorities: Cotswold District

Council, Trinity Road, Cirencester, Gloucestershire. 01285 643643.

Council Tax Band G & EPC rating E.

Services: Mains and private water supply, mains electricity, private drainage, oil-fired central heating.



**SHARVELL**  
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client 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 representation 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 Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details November 2017.