

OLD MANOR FARM

SHORNCOTE • NR CIRENCESTER • GLOUCESTERSHIRE • GL7 6DE



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**An attractive 5 bedroom Listed
Cotswold stone house quietly
situated in a small rural hamlet about
3 miles south of Cirencester with
a 2.5 acre field.**

Porch • Sitting room • Dining room • Snug/Family room • Kitchen
• Breakfast room • Boot room • Utility room/Cloakroom

Five double bedrooms • En suite shower room • Two bathroom

Parking • Garage and store • Garden • 2.5 Acre Paddock

Mileage

Cirencester 3 miles • Kemble 3 miles (London Paddington
80 minutes) • M4 (J16) 10 miles • Swindon 12 miles
• Cheltenham 18 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.





Situation

- Old Manor Farm is situated in the small rural hamlet of Shorncore which lies about three miles due south of the market town of Cirencester. There is a delightful small Norman church (redundant) in the hamlet and in the neighbouring village of Somerford Keynes (1 mile) there is an active Saxon church, a village hall and a popular pub, The Bakers Arms.
- Communications in the area are excellent with Kemble railway station just 3 miles away, with connecting and intercity trains to London Paddington. There is also easy access to the M4 (junction 15) and M5 (junction 11a) mainly via dual carriageway.
- There is a superb choice of both state and private schools in the area including Pinewood, Prior Park, St Margaret's and St Mary's, Beaudesert Park, as well as others in and around the Cheltenham area. The nearby villages of Oaksey, South Cerney and Ashton Keynes have primary schools and there are good secondary schools in both Malmesbury and Cirencester.
- Recreational and sporting facilities in the area are extensive with water sports at the nearby Cotswold Water Park, hunting with the Vale of the White Horse, a selection of golf courses at Minchinhampton, Cirencester, Castle Coombe and Burford, racing at Cheltenham and a local Point-to-Point course at Siddington.

Old Manor Farm

- Old Manor Farm is a very attractive Grade II Listed farmhouse dating from the late 17th Century. It is stone built with a traditional tiled roof and a number of stone mullioned and dormer windows.
- The interior retains many period features including an impressive inglenook fireplace with a dressed stone surround, other fireplaces, a bread oven, exposed beams, flagstones and a lovely 3 storey oak staircase.
- The accommodation which extends to just over 3000 sq. ft. is beautifully presented and comprises 3 good sized reception rooms on the ground floor, a charming kitchen fitted with a range of cream painted cupboards with granite and wood work surfaces over and incorporates an electric Aga, a separate Rangemaster cooker and an integrated dishwasher. Adjoining the kitchen is the breakfast room which has a wood burning stove and 2 sets of doors opening on to a paved courtyard.
- On the first floor there are 3 double bedrooms, a large en-suite shower room/dressing room and a family bathroom, and on the second floor, 2 further double bedrooms with vaulted ceilings and another bathroom.
- Old Manor Farm is a really lovely family house with much architectural merit in a rural yet convenient location not far from good country town amenities.

Gardens and grounds

- A gravelled drive flanked by Cotswold stone walls leads from the quiet lane through wooden 5 bar gates to a large car parking and turning area to the side of the house. There is a large stone built single garage/garden store to one side of the parking area with a lean-to log store and further storage area alongside.
- Double wrought iron gates lead from the parking area to the front door and to a wide paved terrace, an ideal place for outside dining. The pretty front garden faces south and comprises an area of lawn with shaped flower and herbaceous beds to either side. There is an old apple tree and cherry tree contained within the front garden.
- There is a small courtyard area to the rear of the house and a back door opens into a rear hall/boiler room.
- The field/paddock is separated from the house by the narrow country lane and contains an ornamental pond, a vegetable growing area and a young plantation of trees with mown pathways. There is also water connected.
- The field measures just over 2.5 acres.

Services

Mains water and electricity are connected. Private drainage. Oil fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. Specifically, all ceiling and wall light fittings, curtain poles and fitted carpets are included in the sale. All others, such as curtains, garden ornaments etc., are excluded but may be made available by separate negotiation.

Local authority

Cotswold District Council. Telephone 01285 623 000.

Viewings

Viewing is strictly by prior appointment.

Directions (GL7 6DE)

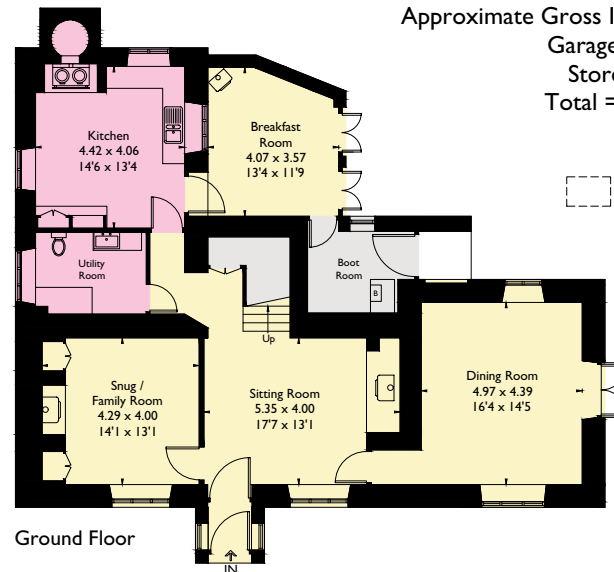
From the Cirencester take the Somerford Road which leaves to the south of the town. Follow this lane for about 3 miles and opposite the right hand turning signposted to Somerford Keynes, turn left signposted to Shormcote. Follow this lane around a left hand bend and the drive to Old Manor Farm, which is clearly marked, will be found after a short distance on your right.

Approximate Gross Internal Area = 289.0 sq m / 3111 sq ft

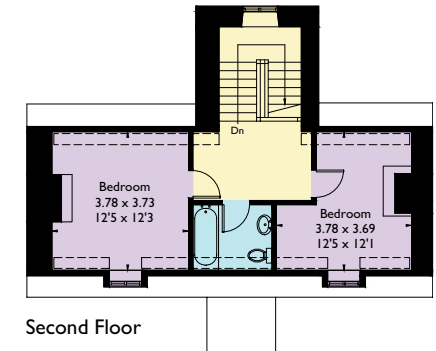
Garage = 20.6 sq m / 222 sq ft

Store = 3.0 sq m / 32 sq ft

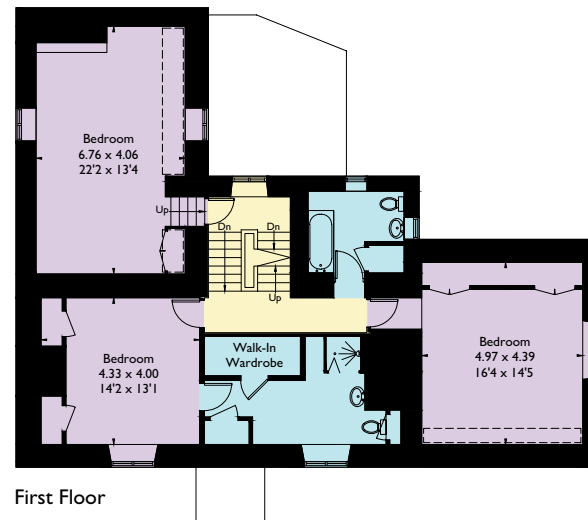
Total = 312.6 sq m / 3365 sq ft



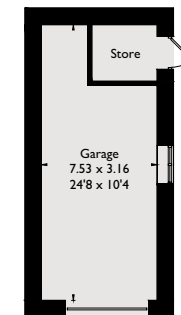
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



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