

# HOME FARMHOUSE

— BAGENDON —



# HOME FARMHOUSE, BAGENDON, GL7 7DU

Main house: Porch · Entrance hall · Drawing Room · Sitting Room  
Study · Family Room · Dining Room · Kitchen · Utility · 4 Bedrooms  
3 Bathrooms · Landscaped garden · Paddocks · Private parking  
Set in circa 14 acres

Annex: Sitting Room · 2 Bedrooms · Bathroom

## A wonderful country house in the heart of the Cotswolds

### Description

Home Farmhouse is an exceptional country house bursting with charm and character. Beautifully renovated and extended in recent years, the owners have been mindful to create a contemporary and practical home whilst maintaining and highlighting its stunning original features.

The house is situated in a private position, accessed via a sweeping driveway, overlooking the surrounding countryside. This really is a rare find!

The reception rooms offer fabulous space for entertaining family and friends, yet also provide a feeling of comfort and warmth for everyday living, making this a very welcoming home. There is an abundance of natural light throughout and the rooms are beautifully proportioned with high ceilings and stunning period features. The extended dining and family rooms are great additions to the downstairs living space and allow for indoor/outdoor living in the warmer months and cosy evenings

in through the winter with the hugely impressive fireplace.

The first floor comprises the master bedroom with en suite bathroom. There are three further bedrooms and two bathrooms. All the bedrooms have been superbly laid out to provide comfort and lovely views.

The annex provides superb ancillary accommodation and is ideal when hosting family and friends. It comprises a sitting room, a bedroom and a shower

room on the ground floor. There is another bedroom upstairs.

The gardens and grounds around the house are delightful and elegantly manicured. The terrace area leading from the dining room is perfect for al fresco dining and enjoying sundowners on a warm summer's evening. The land extends to circa 14 acres and is predominantly pasture.

The setting is truly magical!

## Location

Home Farmhouse is superbly located in the heart of Bagendon, one of the most beautiful and highly sought-after villages in the Cotswolds. As soon as you drop into the valley it is immediately clear why. The village is home to St Margaret's, the very pretty 12th Century church, and is dotted with elegant period homes, quaint Cotswold stone cottages, and there are fabulous walks on the doorstep. The setting is quite simply magical! It is extremely rare that properties come up for sale in this quintessential Cotswold village.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes 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.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as North Cerney Church of England Primary Academy, St Andrews Church of England School, Stratton Church of England Primary School, Powells, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Marling, Pate's, Marlborough College, to name a few.

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

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 from Kemble and Cheltenham.



*Cirencester 3 miles  
Kemble 9 miles (London  
Paddington 60 minutes)  
Cheltenham 12 miles  
M4 (Junction 15) 22 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold.

Services: Mains water and electricity.  
Oil-fired central heating. Private drainage.

Postcode: GL7 7DU.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

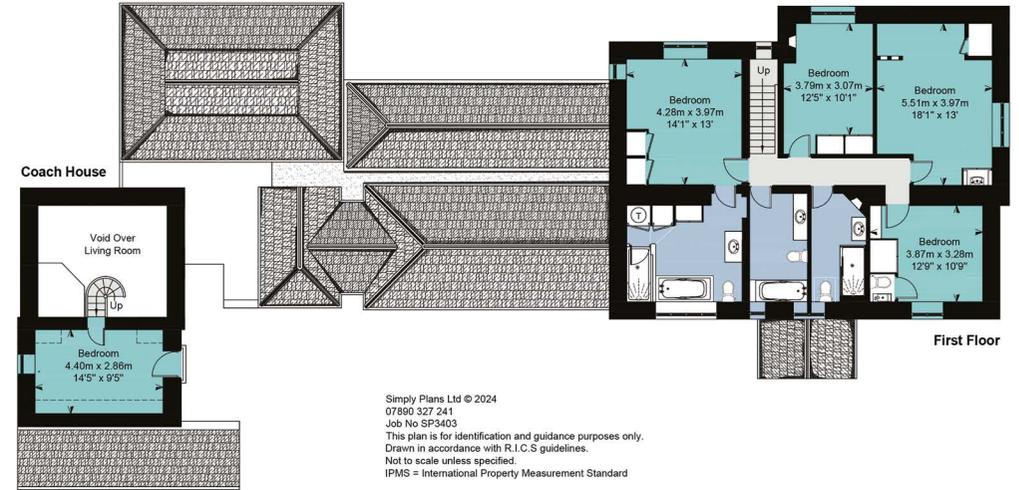
Fixtures and Fittings: Some mentioned  
in these sales particulars are included  
in the sale. All others are specifically excluded  
but may be made available by separate  
negotiation.

Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643000. Council Tax Band G.



## Home Farm House, Bagendon, Gloucestershire

|                              |                              |
|------------------------------|------------------------------|
| Approximate IPMS2 Floor Area | 334 sq metres / 3595 sq feet |
| House                        | 45 sq metres / 484 sq feet   |
| Coach House                  | 8 sq metres / 86 sq feet     |
| Garden Store                 | 8 sq metres / 86 sq feet     |
| Total                        | 387 sq metres / 4165 sq feet |
| (Includes Limited Use Area)  | 3 sq metres / 32 sq feet     |



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 07890 327 241  
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 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation

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