

Cirencester, Gloucestershire

# READY TOKEN HOUSE.



# SUMMARY.

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## Main House:

Entrance hall | Cloakroom | Drawing room | Dining room | Study  
Cellar | Kitchen/Breakfast Room | Pantry | Boot room | Cloakroom  
Utility | Principal bedroom | Suite with en-suite bathroom | 3 further  
Bedrooms with 3 bathrooms | attic bedroom and bathroom

## Cottage:

Kitchen | Sitting room/Dining room | Bathroom | Two bedrooms  
Stable block | 4 Car garaging | Indoor air-conditioned swimming  
pool | Gym | Kitchen garden and greenhouse | Orchard | Field  
Shelter | Stone outbuilding | Parkland and pasture

## For sale Freehold:

In all about 57.5 acres available





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An exquisite 17th Century Cotswold house with just under 60 acres of land.



## WHY WE LOVE READY TOKEN HOUSE.

**R**eadyTokenHouse is a handsome Cotswold stone house which dates back to the 17th Century. The entire property has been subject to an extensive but sympathetic renovation programme which has been orchestrated by the renowned architects Yiangou. The house now offers well laid out family accommodation which has been finished to an exacting standard throughout.

The ground floor offers generous and elegant entertaining spaces, including an impressive Entrance Hall with flagstone floors and an elegant and well designed Drawing Room with an large open fire, stone mullion windows and views over the garden. Leading

from here there is a useful study which benefits from doors to the garden and a wood burner making practical year round space.

The Kitchen breakfast room has been completely redesigned and includes high specification appliances and a bespoke kitchen. A central island makes this a sociable space ideal for entertaining or for modern family living. There is also a stable door which leads directly into the formal area of the garden and gives access to a sunny south facing terrace. This floor also includes a light and airy panelled Sitting Room, (currently configured as a media room), as well as a Boot Room, Cloakroom and Utility Room.

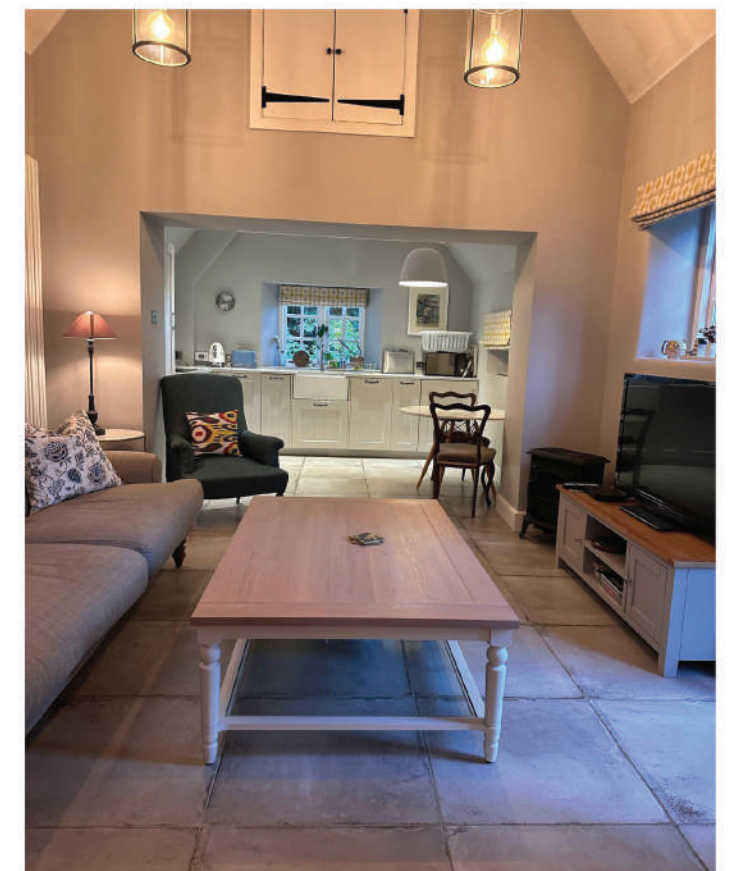


On the first floor a spacious landing leads to an impressive principal Bedroom suite with stunning views over the gardens and direct access to a beautifully finished bathroom and dressing room with fitted wardrobes. This floor also has three further double bedrooms and three bathrooms and benefits from the same high ceilings seen on the ground floor. All the bedrooms face onto the garden, giving a stunning outlook and far-reaching southerly views. The second floor has another bedroom and bathroom and direct access to loft space which makes for useful storage.

Ready Token House sits in a wonderful position with views over the gardens and onto its own land. The house is incredibly private from all sides and sits well within its own landscaped gardens and grounds. Beyond the paddocks the countryside rolls away into the distance

providing fabulous views as far away as the Marlborough Downs. In addition to the house there is a useful stable block including a large storage barn and a particularly well-appointed Cottage. This provides ancillary accommodation and includes its own walled garden and private parking for several cars with its own access. Internally there are two bedrooms and a well finished sitting room and kitchen. There is also an impressive air-conditioned indoor swimming pool which comes complete with doors to the garden and far-reaching views. This area has changing rooms, showers and a useful gym area.

A further addition to the house has been a recently constructed garage comprised of four bays. These have been sympathetically constructed and make for a useful storage area for any car enthusiasts.





## BACK TO NATURE.

As with the house, the gardens have also been subject to a complete refurbishment and redesign programme. This award-winning garden includes cleverly planted borders, lawned areas, kitchen garden and mature trees. Although much of this garden is recent, the entire area has settled seamlessly into the historic setting. Throughout the gardens there is a real sense of balance and elegance, with areas of both formal garden and wild flower meadows. Beyond the sweeping lawn is a Ha-Ha, which gives a natural divide between the gardens and the land. A small footbridge across gives access to a wildflower meadow and lake. The entire garden has commanding views of the surrounding countryside and can be enjoyed from almost every angle of the garden. The borders surrounding the terrace have been generously planted and have created the perfect outdoor entertaining space which, due to its south facing orientation, is a real sun trap for much of the day. To the side of Ready Token House is a secluded pond garden with a Roman well and well house.

This award-winning garden includes cleverly planted borders, lawned areas, kitchen garden and mature trees.









Ready Token House, Ready Token,  
Cirencester

Approx. Area: 530.9 sq m / 5,715 sq ft  
 Limited Use Area: 30.4 sq m / 328 sq ft  
 Total Area: 561.3 sq m / 6,043 sq ft

*Not to scale. For identification purposes only.*



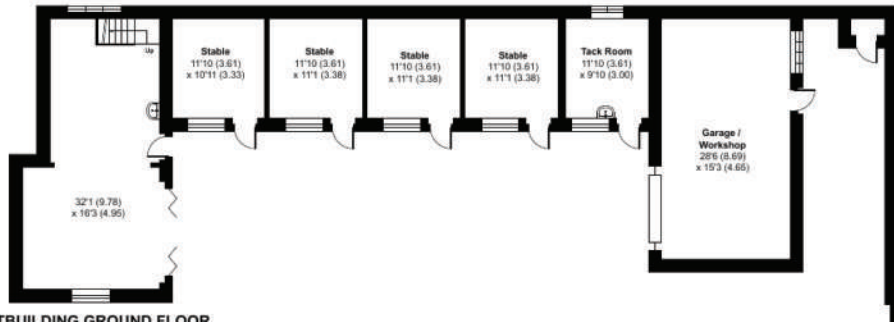
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Blue Book Agency. REF: 1000681



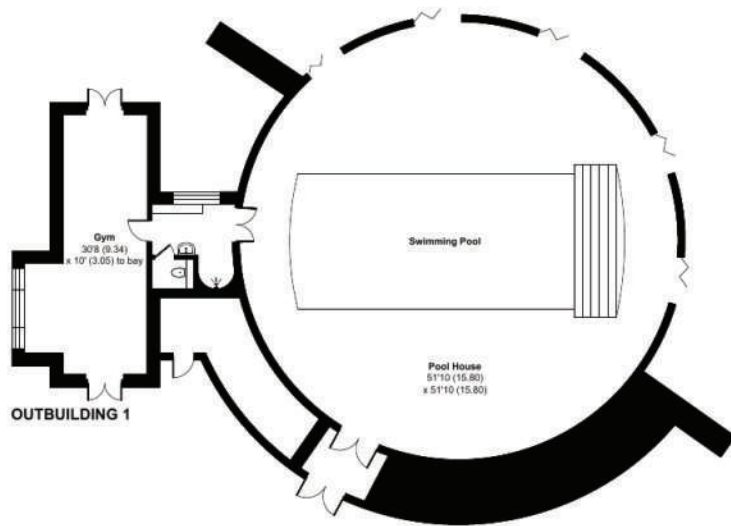
OUTBUILDING FIRST FLOOR



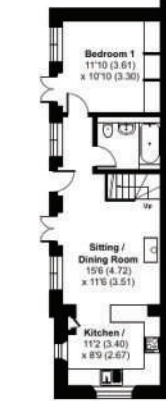
Denotes restricted head height



OUTBUILDING GROUND FLOOR



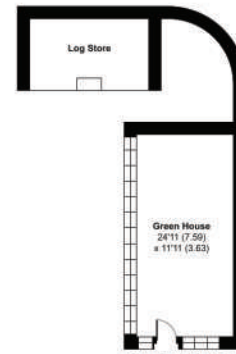
OUTBUILDING 1



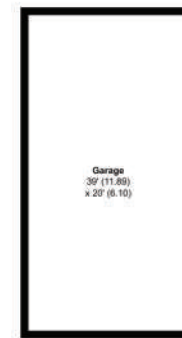
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



OUTBUILDING 2



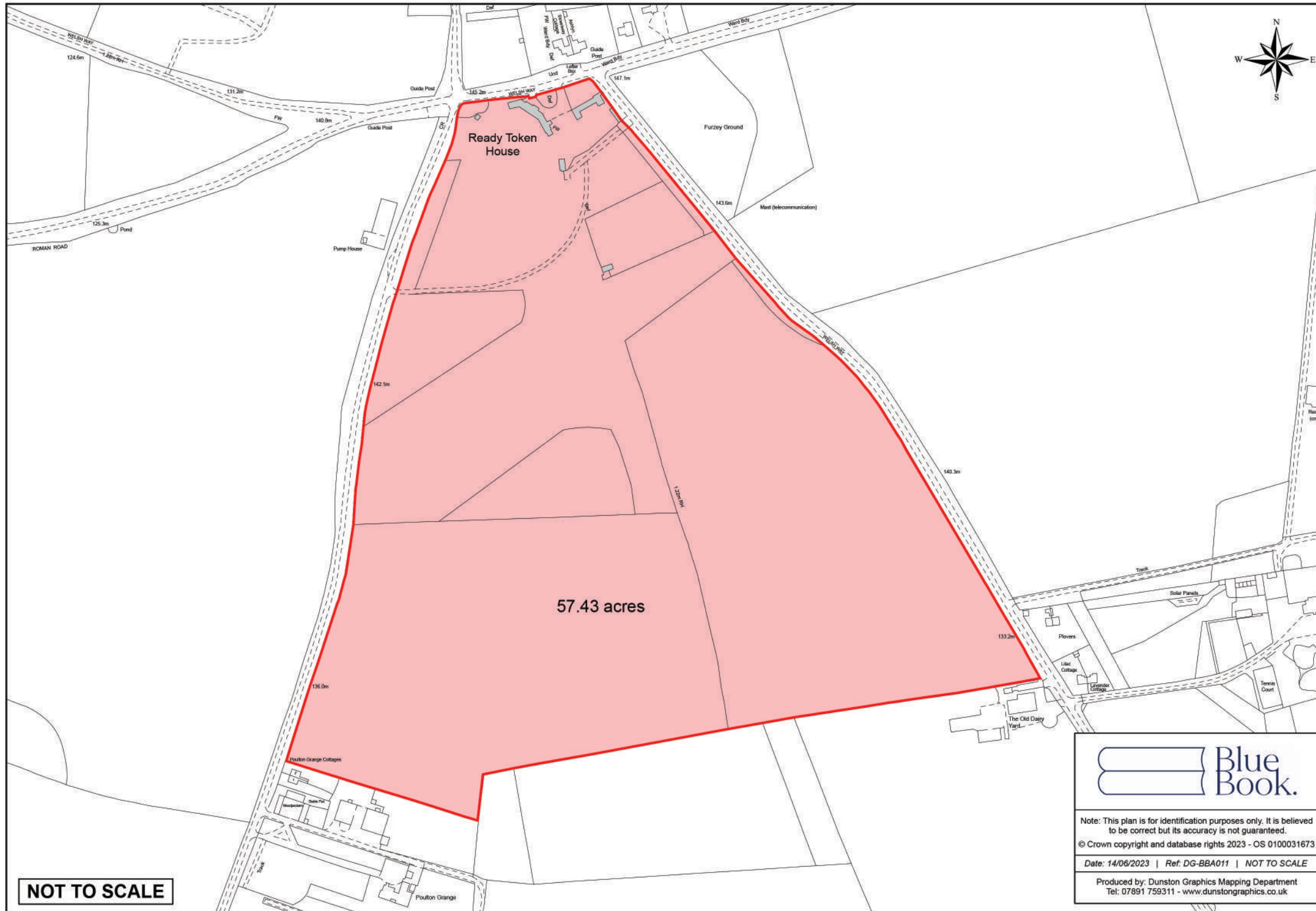
Ready Token House, Ready Token, Cirencester

Garage: 72.4 sq m / 780 sq ft  
 Limited Use Area: 32.1 sq m / 346 sq ft  
 Cottage: 56 sq m / 603 sq ft  
 Outbuilding: 474.5 sq m / 5108 sq ft  
 Total: 635 sq m / 6,837 sq ft

*Not to scale. For identification purposes only.*

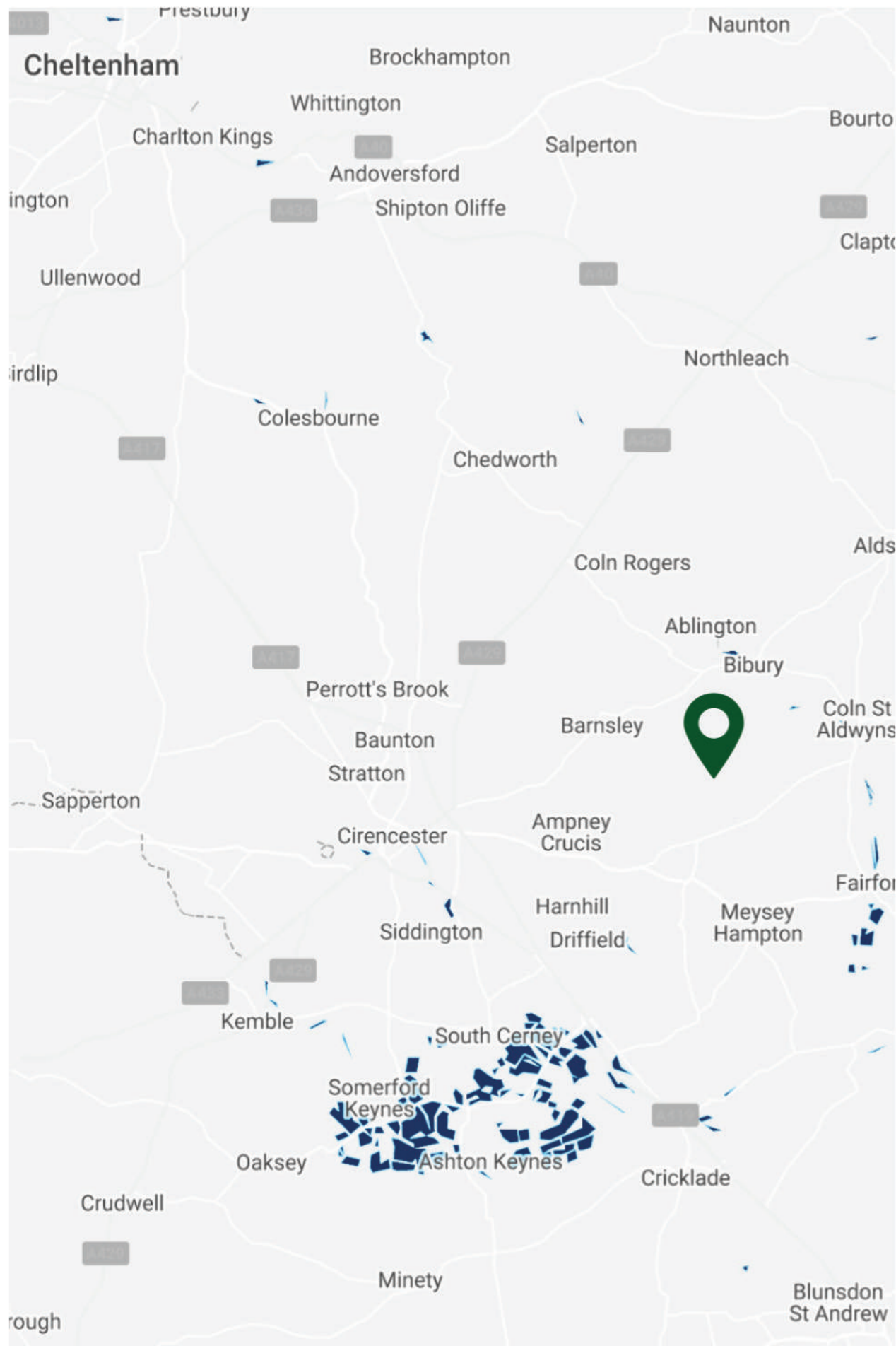






## The land

Ready Token House has fields running away to the south of the house. They provide excellent amenity and grazing for livestock, horses and ponies. The level fields are walled and fenced with water supplied to each of them. The land includes a combination of lovely mature trees and young plantations. There is room for an arena or ménage (subject to consent) and in one corner a stone field shelter with water connected, two bays and a concrete floor. The land ensures that the house and gardens have protection over their outlook, views and privacy.



## LOCATION.

Bibury 3 miles | Cirencester 6 miles | Cotswold Airport 11 miles  
 Cheltenham 17 miles | Swindon 17 miles | Oxford 35 miles | Kemble  
 (mainline station to London Paddington in 80 minutes) 11 miles  
 M4 (J.15): 15 miles

Leave Cirencester on the Barnsley/Burford road. After about a mile from the traffic lights with the Fosse, and in a dip, turn right towards Quenington. Ready Token House is exactly 3 miles along this road on the right-hand side.

### SPORT AND LEISURE

There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Hunting is with the VWH and polo played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

### GREAT SCHOOLS

There is a good choice of nursery and primary schools in and around Cirencester. The area is noted for both its private and state schools. The former include Hatherop Castle which is just a short drive from the house, Rendcomb

College, Beaudesert Park, Westonbirt, Cheltenham Ladies and Cheltenham College.

### GETTING OUT AND ABOUT

Ready Token House is situated close to the unspoilt Cotswold village of Ready Token. The main shopping hub for Ready Token House is Cirencester. Cirencester is an historic Roman town, which became an important centre for the wool trade in medieval times. Today it is a thriving market town. Shopping in Cirencester is highly regarded, and off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. More extensive shopping and cultural facilities are provided at Cheltenham, Oxford and Swindon, all of which are within easy reach.

Ready Token is well served by good access to the A417/A419 at Cirencester, which provides excellent links to the M4 and M5 motorways. Kemble and Swindon stations provide regular inter-city train links to London Paddington.

Services: The house and cottage are on mains water, mains electricity and private drainage. Oil fired central heating. Telephone and Broadband connected.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000

What3Words: ///logs.unfounded.bravest

Postcode: GL7 5SX.

Viewings: All viewings must be made strictly by appointment only through the vendor's agents..



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*Photographs taken in 2023. Particulars produced in May 2023. Capture Property 01225 667287.*



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