

Tudor House

Woodmancote, Gloucestershire





Tudor House is a traditional Cotswold stone house in the desirable village of Woodmancote.

Rendcomb 1 mile, Cirencester 5 miles, Cheltenham 12 miles, Kemble 11 miles (London Paddington 75 mins)
Swindon 24 miles (All distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Hall | Kitchen | Dining room | Drawing room | Sitting room | Utility room | WC | Cellar

First floor: Principal bedroom with dressing room and en suite bathroom | Two further bedrooms | Family bathroom

Second floor: Two attic rooms

Outside

Garden | Double garage | Parking | Outbuildings/stores

Situation

Woodmancote village is a beautiful rural Cotswold village in the AONB and is conveniently situated close to both Cirencester and Cheltenham.



1 mile away is the village of Rendcomb with its handy post office, general store, doctors' surgery, village hall and church.



The nearest public house is The Bathurst Arms in North Cerney, a welcoming pub with a large beer garden. The pub has been recognised for serving organic produce and has a culinary excellence award.



Kemble station 11 miles (London Paddington 75 minutes), Cheltenham Spa station 30 minutes.



M5 Junction 11 Gloucester 22 minutes, M4 Junction 15 Swindon 30 minutes.



The area offers a superb choice of schooling with both state and grammar schools, such as North Cerney C of E Primary School, and Pate's Grammar School, as well as impressive private schools within the area, such as Rendcomb College, Westonbirt, Cheltenham Colleges, Dean Close and Beaudesert Park.



The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.



Racing at Cheltenham and Bath. Polo at Cirencester, Edgeworth and Beaufort Polo Club at Westonbirt.



Gloucester, Bristol and Bath.



Cotswolds Waterpark.



Cotswolds Hills, Painswick Beacon and Cirencester Golf Club.



Cirencester, Cheltenham and Bath.



The Property

Tudor House is a Grade II listed Cotswolds stone house believed to date back to the early 18th Century within the desirable village of Woodmancote.

The ground floor accommodation comprises a spacious entrance hall, kitchen with a separate utility, cloakroom, dining, drawing and sitting room, and a cellar. There is an abundance of charm and period features throughout the house, such as original beams, stone slate roof, open fires in both the drawing and dining room including a bread oven.

On the first floor, there are currently three spacious bedrooms and two bathrooms, with the principal bedroom having a separate dressing room. There are two more rooms on the second floor which could be converted into further accommodation or a guest suite.

The property would benefit from updating throughout.





Gardens & Grounds

Tudor House is accessed via a gated gravel driveway, which is set back from the road and has adequate parking.

There is a double garage with electricity.

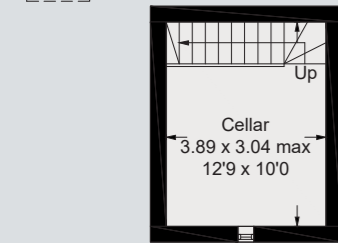
There is a sizeable lawn ideal for entertaining and further gardens that wrap around the house, as well as mature trees, shrubs and a vegetable garden. The boundary has a stone wall with built-up hedges, making the property very private. In all, about 0.75 acres.

FLOOR PLAN

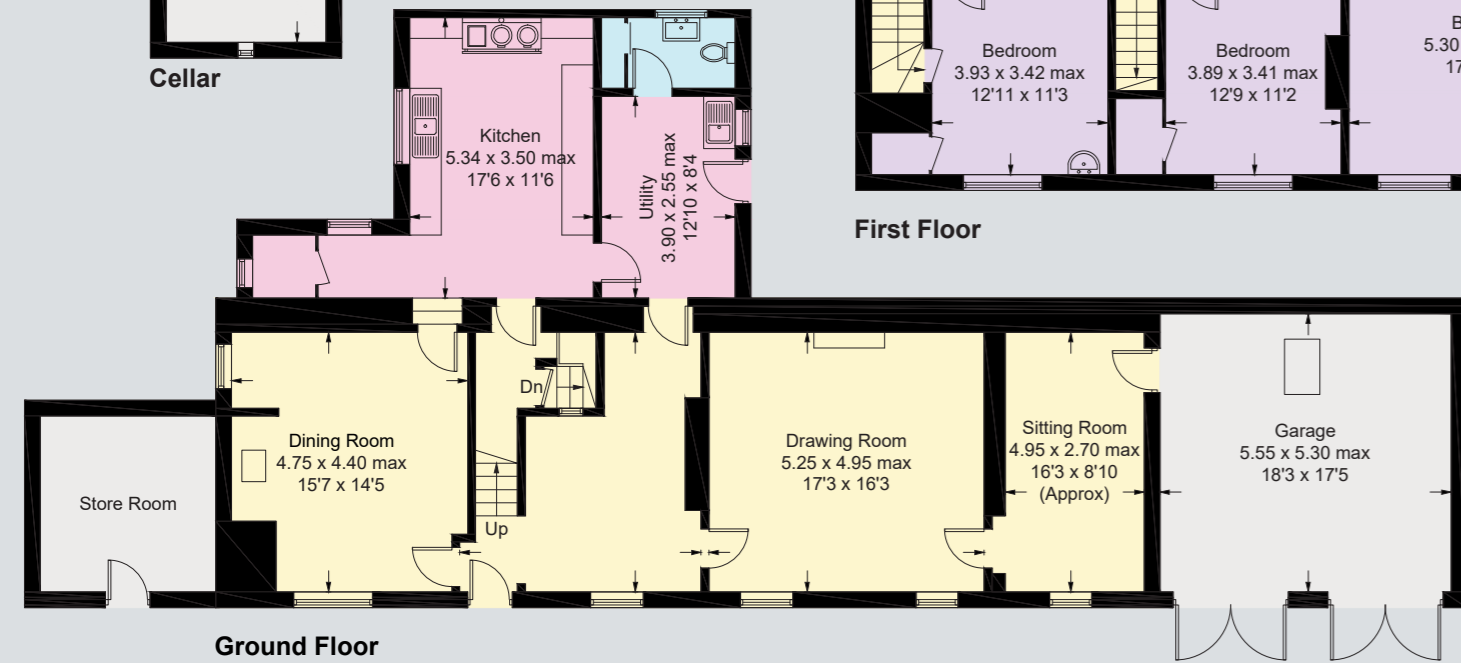
Approximate Gross Internal Floor Area
 Main House: 321.2 sq m / 3,457 sq ft
 (Including Garage/Excluding Store Room)
 Cellar: 11.9 sq m / 128 sq ft
 Total: 333.1 sq m / 3,585 sq ft



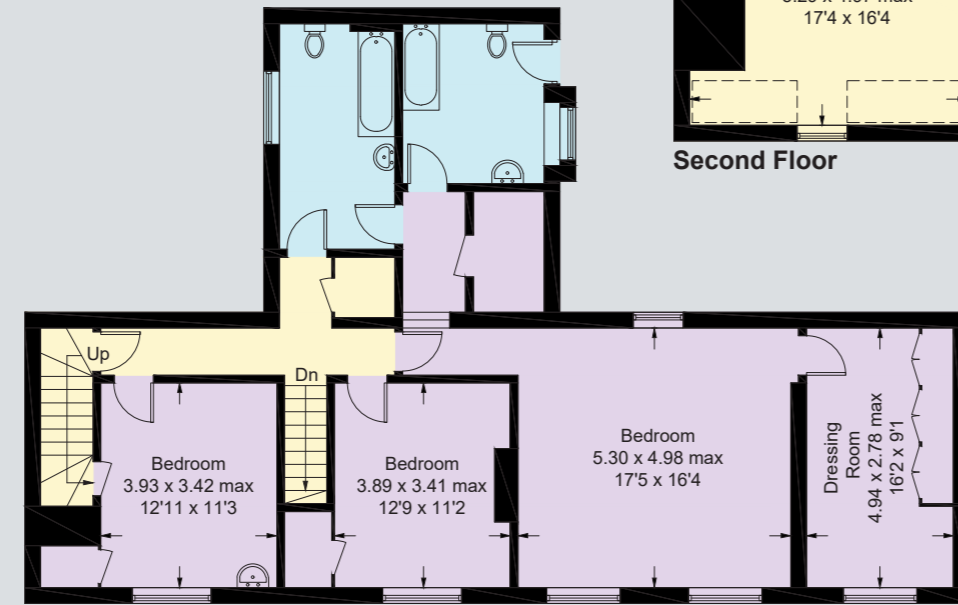
= Reduced headroom below 1.5m / 5'0"



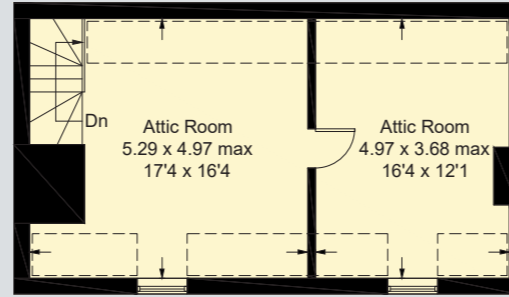
Cellar



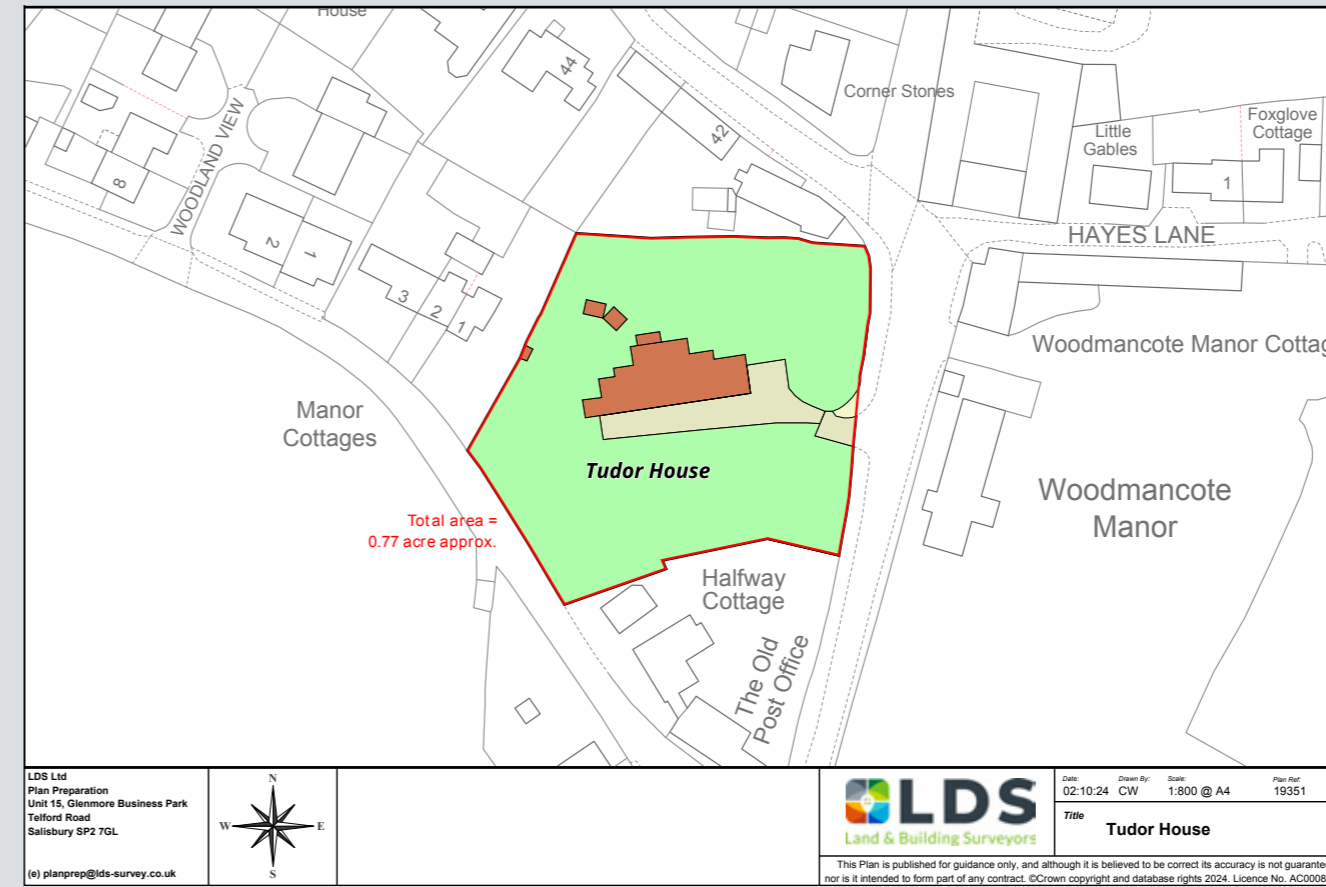
Ground Floor



First Floor



Second Floor



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 02-10-24 Drawn By: CW Scale: 1:800 @ A4 Plan Ref: 19351
			Title: Tudor House <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000816786</small>

PROPERTY INFORMATION

Property Information

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

Tenure:
 Freehold

Local Authority:
 Cotswold District Council

Council Tax:
 Band G

Postcode:
 GL7 7ED

Guide Price
 £1,100,000

Viewings:
 All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: October 2024. Photographs dated: October 2024. Capture Property 01225 667287.

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