

# Parkside

Cirencester, Gloucestershire





## A fantastic and well proportioned family home with landscaped gardens, a paddock and a double garage.

Cirencester 1.5 miles, Cheltenham 14 miles, Swindon 20 miles, Oxford 38 miles,  
Kemble Station 7 miles (London to Paddington about 70 minutes)  
(All distances and times are approximate)



### Summary of accommodation

#### Main House

**Ground floor:** Entrance Hall | Kitchen/dining room | Drawing room | Sitting room | Study | Cloakroom and WC

**First floor:** Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom | Further bedroom/study

**Second floor:** Two bedrooms with en suite shower rooms

#### Outside

Double garage | Two summer houses | Crown pavillion | Garden

**In all about 2.3 acres**

## Situation

Parkside House is located just west of Stratton and 1.5 miles north of Cirencester in the AONB.

Cirencester has a good choice of primary and secondary schools, doctors, a hospital, sports centre and theatre plus a variety of pubs and restaurants.



Mainline railway services are available from Kemble (6 miles) and Swindon. Bristol, Birmingham and Heathrow airports are all within one and a half hours drive.



Communications are excellent with access, mainly via dual carriageway, to both the M4 and M5 Motorways.



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.



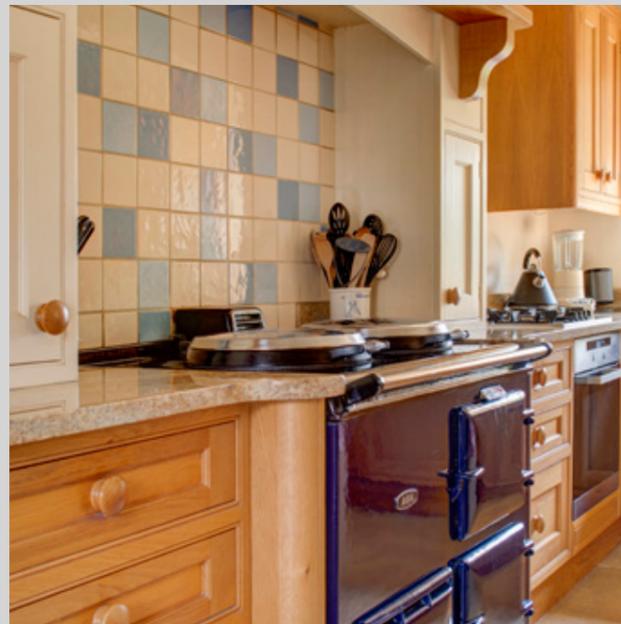
## The Property

Parkside forms one of four distinct and individual barns originally part of Grange Farm and thought to date back to the early 18th century.

The house is well proportioned throughout and offers a great blend of period and contemporary elements, with a gas log burning fire, exposed beams, and vaulted ceilings in the living area. On the ground floor is a contemporary kitchen/dining room with stonework tops, an Aga, and a utility room. The kitchen then flows through to the drawing room, which is perfect for entertaining and has full length glass windows allowing in plenty of natural light. Off the drawing room is a tranquil sitting room and study. There are doors from both the kitchen and drawing room leading out to the patio and gardens.

The first floor has a principal bedroom with built in wardrobes, en suite shower room and far-reaching rural views. There are three further bedrooms, a family bathroom and a linen cupboard. The second floor has two further double bedrooms both with their own shower rooms.

All four properties at Grange Farm are equal shareholders in a LTD company to service and maintain the private communal drive, the front field and the Klargester.





## Gardens & Grounds

The grounds and gardens are a particular feature and provide an idyllic setting. The house is accessed through electric wooden gates with Cotswold stone pillars, and the gravel parking area provides parking for a few cars. There is then a stone built double garage positioned adjacent to the house for cars or further storage. The garden has been wonderfully landscaped with mature plants, seating areas, and a wonderful water fountain that gives a great sense of serenity. Past the garden and accessed through a five-bar wooden gate or a wrought iron arch is a paddock with views across Bathurst farmland. The “crown pavilion” has been positioned strategically to enjoy the sun throughout the day and early evening and provides Al Fresco dining.

All in all, circa 2.3 acres.

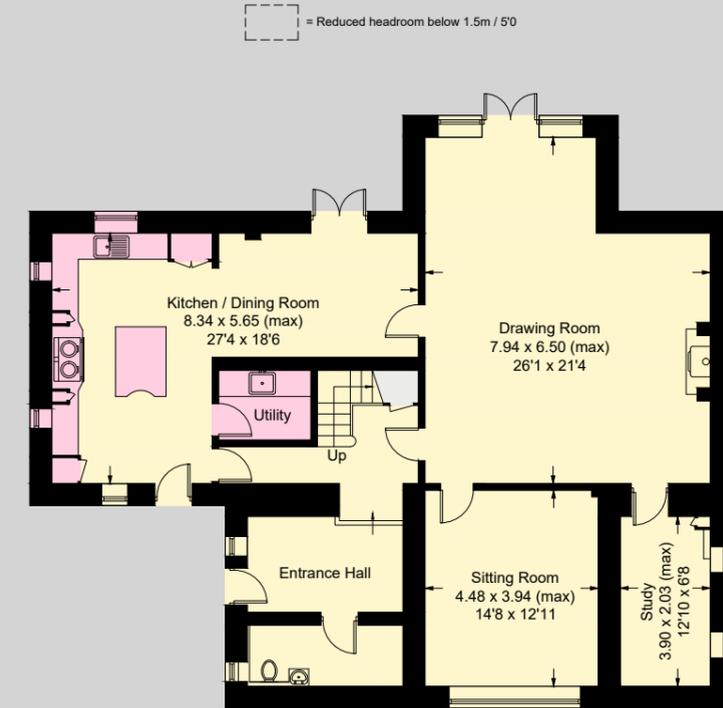
## FLOOR PLAN

Approximate Gross Internal Floor Area

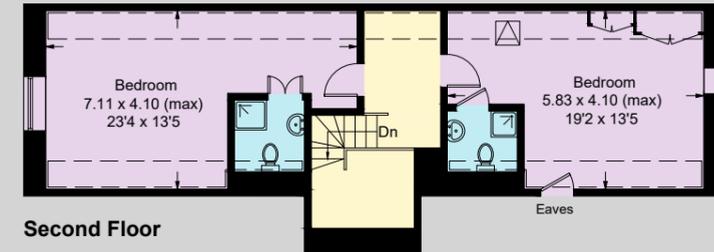
Main House: 313.2 sq m / 3,371 sq ft

Outbuildings: 35.7 sq m / 384 sq ft

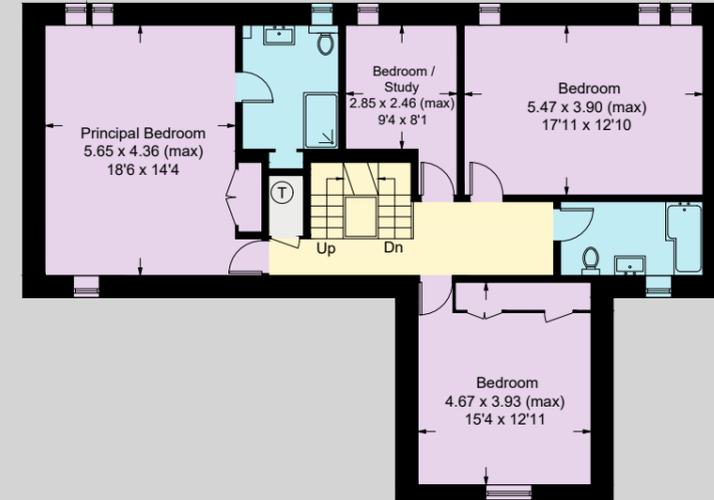
Total: 348.9 sq m / 3,755 sq ft



Ground Floor



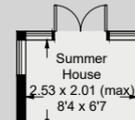
Second Floor



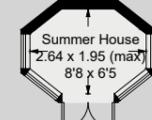
First Floor



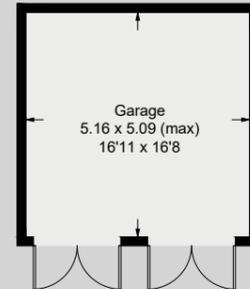
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



## PROPERTY INFORMATION

### Property Information

#### Services:

Mains water, electricity and gas. Gas central heating, Underfloor heating to the downstairs cloakroom and family bathroom. Private drainage to a Klargester Sewage treatment plant. Gigaclear broadband.

#### Tenure:

Freehold

#### EPC:

C

#### Local Authority:

Cotswold District Council

#### Council Tax:

Band G

#### Postcode:

GL7 2LR

#### Directions:

From Cirencester, take the Gloucester Road North towards Stratton. Turn left towards Daglingworth, pass Stratton Church on your left and then take the next left hand turn through the stone pillars into Grange Farm. Continue down the hill and bear left at the bottom on to the gravel driveway. You'll see Parkside House at the end on the right.

#### Guide Price:

£1,750,000

#### 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: November 2024. Photographs dated: November 2024. Capture Property 01225 667287.

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