

Oysterwell


Bagendon, Cirencester, Gloucestershire





A delightful and well-presented Cotswold farmhouse, refurbished to a high standard in a secluded rural setting, close to Cirencester.

Bagendon 2 miles | Cirencester 4 miles | Kemble train station 8.5 miles – London Paddington 75 minutes | Stroud 14 miles
Cheltenham 14.5 miles | Tetbury 14.5 miles
(All distances and times approximate).

		
5	4	3

Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/breakfast room | Sitting/dining room | Snug | WC | Wine cellar | Utility room

First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom with dressing room and en suite bathroom

Second Floor: Two bedrooms | Bathroom

Annexe

Kitchen/sitting room | Plant room | Bedroom with en suite bathroom

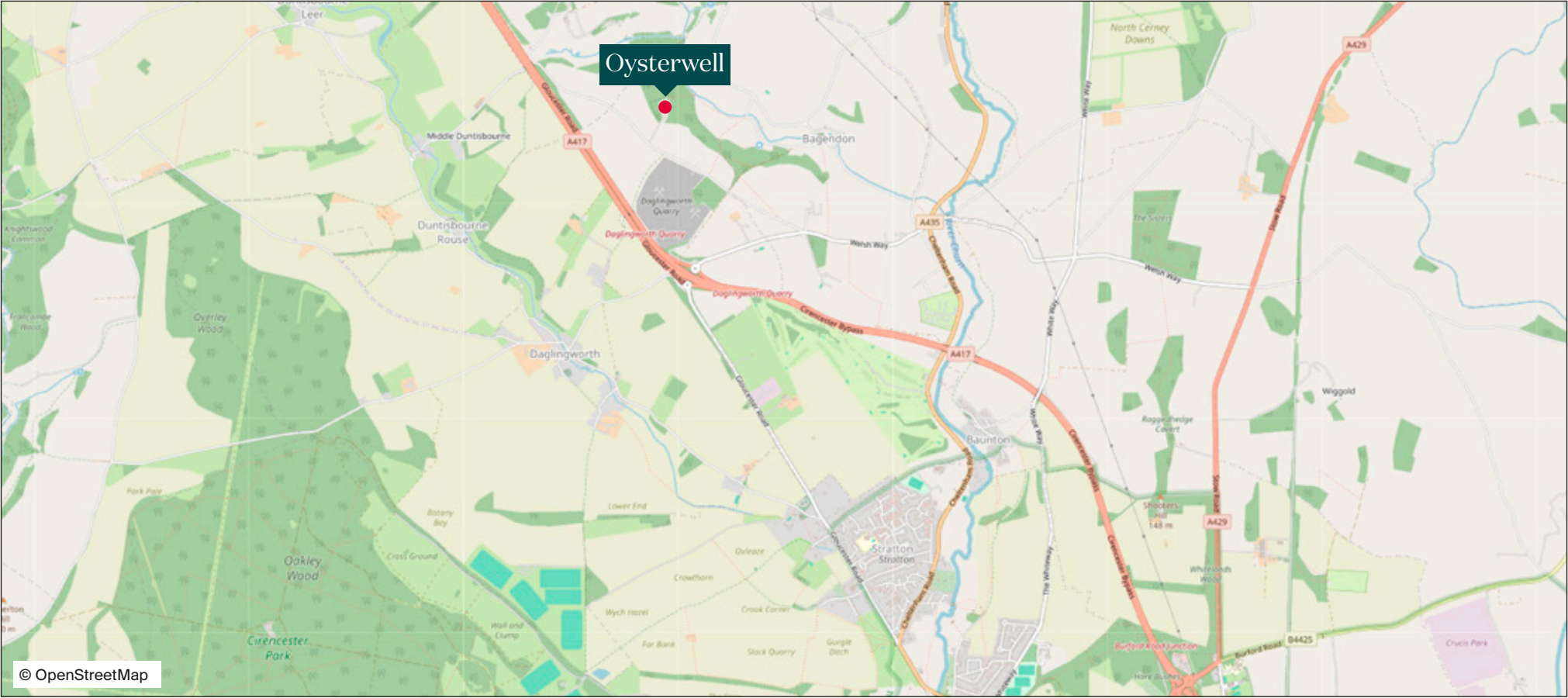
Garden and Grounds

Parking | Garden | Woodland | Patio | Stables | Stores

In all about 5.75 acres







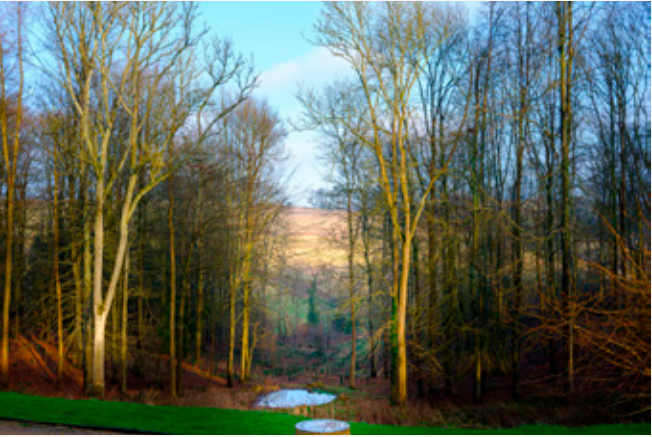
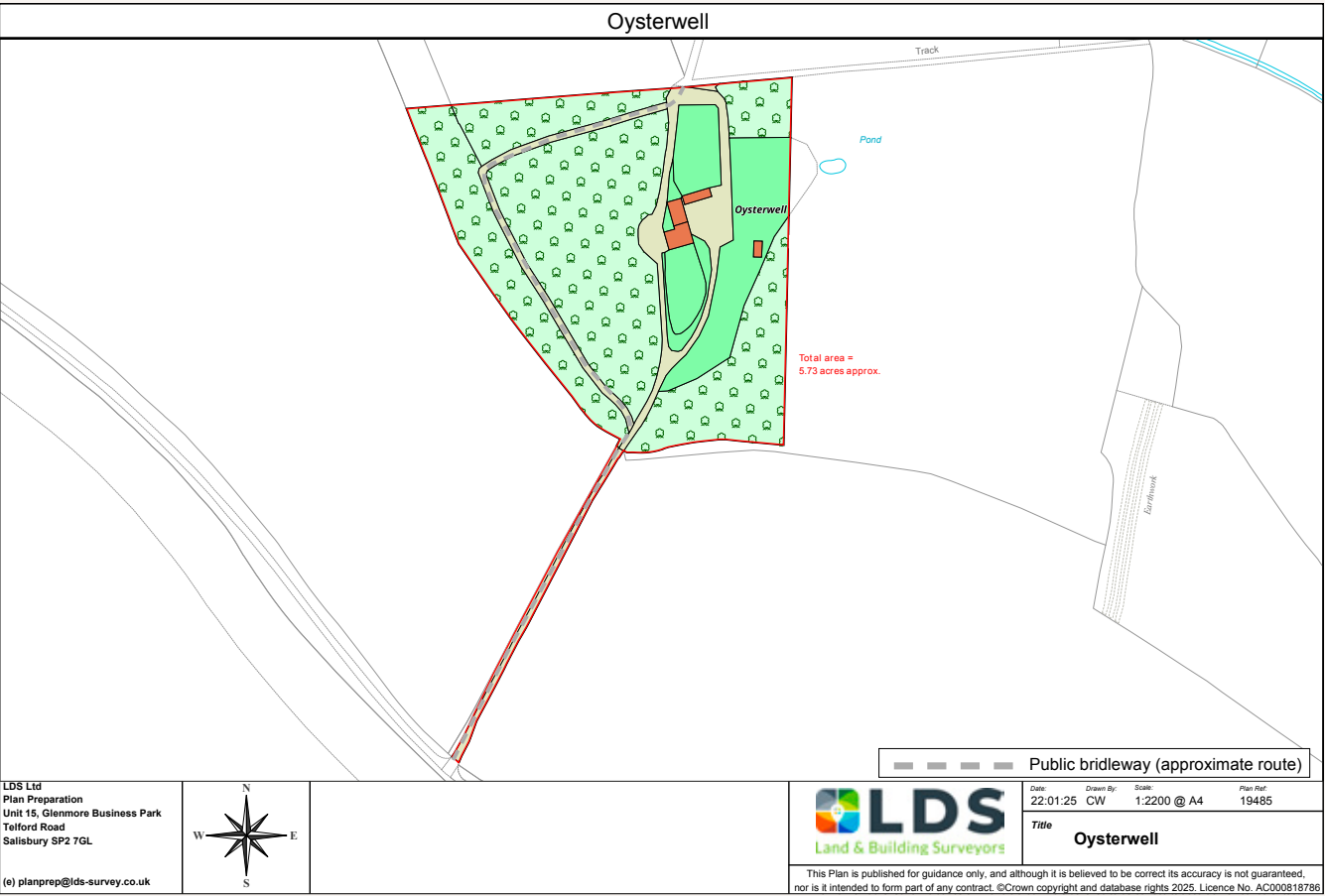
FLOORPLAN

Approximate Gross Internal Floor Area
Main House (Including Annexe): 377.9 sq.m / 4,068 sq.ft
Stables/stores: 62.4 sq.m / 672 sq.ft
Total Area: 440.3 sq.m / 4,740 sq.ft

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.



OUTSIDE





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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 January 2025. Photographs and videos dated January 2025.

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