



Little Rectory




Somerford Keynes, Cirencester, Gloucestershire





A beautifully presented village house with a one bedroom annexe and private garden.

Kemble Station (London Paddington from 70 minutes) 6 miles, Cirencester 8 miles, Malmesbury 8 miles, Swindon 20 miles
M4 (J15) 28 miles, Cheltenham 34 miles, Central London 90 miles
(All distances and times are approximate)

		
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Summary of accommodation

Main House

Ground floor: Reception hall | Kitchen/breakfast room | Dining room/sitting room | Bar | Boot room | WC | Snug | Laundry

First floor: Principal bedroom with en suite bathroom and dressing room | Further bedroom with en suite bathroom | Sitting room/study

Garage/Annexe


Double bay garage | Bed/sitting room and shower room


Garden and Grounds


Store | Parking | Patio | Lawn


Situation

Times and distances are approximate.


 Cirencester and Malmesbury, Cheltenham, Oxford, Swindon and Bath.


 The Bakers Arms (within walking distance, The Potting Shed, Crudwell, and The Wheatsheaf, Oaksey.


 M4 Jct 15 and M5 Jct 11a via A417 Cirencester Swindon dual carriageway.


 Kemble 6 miles (London Paddington from 70 minutes) and Swindon 20 miles (London Paddington from 50 minutes).


 Oaksey, Cirencester and Minchinhampton.

 Pinewood, Beaudesert Park, Hatherop Castle, Westonbirt, St Margaret's and St Mary's Calne, and Oaksey primary school.

 Cirencester, Cheltenham and Marlborough.

 Racing at Newbury, Cheltenham and Bath. Eventing at Badminton, Dauntsey and Gatcombe Park. Hunting with VWH and RAU. Polo at Cirencester.

 Walking and cycling on the network of footpaths and highways across the region.

 Cotswold waterpark.



Little Rectory

Little Rectory is a stunningly presented period village house, which is not listed, accessed off a private drive within this desirable village.

The accommodation briefly comprises a light reception hall that leads into the beautiful open-plan sitting/dining room with a full-height kitchen and breakfast room at the far end. Double doors lead to the private garden terrace with a level lawn beyond. The main reception area has a beautiful walk in bar/ china room. Off the hall is a boot room with a WC and store room. At the other end is a snug and a large utility room at the far end.

On the first floor are two extensive bedroom suites with dressing areas and en suite bathrooms. (Previous owners had four bedrooms in this area).











Gardens and Grounds

A paved terrace and level lawn are flanked by mature flower beds, gravelled parking and a natural stone two-storey garage open plan two bay garage with store and first floor Annexe above. There is scope for adding to the residential accommodation or creating a home office.

At the side is a small secure garden store. There is a path leading around the property to a bin store. The property was finished to an exceptionally high standard with a complete high-level renovation in 2016; today Little Rectory is very well maintained and is ideal for entertaining as a second or principal home.

FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 264.9 sq m / 2,851 sq ft
Outbuildings (Including Garage): 66.6sq m / 717 sq ft
Total: 331.5 sq m / 3,568 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.



PROPERTY INFORMATION

Property Information

Services:
Mains water, Electricity and Private drainage (septic tank within neighbouring Somerord Keynes House).
OFCH and HW with underfloor heating

Tenure:
Freehold

Local Authority:
Cotswold District Council

Council Tax:
Band G

Postcode:
GL7 6DN

What3Words:
///archduke.writings.remix

Guide Price:
£1,300,000

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



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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: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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