

Field Barn Cottage

Shooters Hill, Stow Road, Cirencester, Gloucestershire



A spacious five bedroom house with secondary accommodation set within a lovely plot on the outskirts of Cirencester.

Cirencester 2 miles | Kemble 7 miles (Direct train to London Paddington) | Cheltenham 17 miles
M4 (Junction 15) 20 miles.
(Distances and times approximate).



5-7



5-6



4-5

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Sitting room | Study | Snug | Garden room | Bedroom
Shower room | Utility room

First floor: Two bedrooms with en suite bathrooms | Study

Second Floor: Bedroom with en suite bathroom | Bedroom with en suite shower room

Cottage

Entrance hall | Kitchen | Sitting room | WC | Two bedrooms | Shower room | Garden | Parking

Garden and Grounds

Gym | Triple carport | Stores | Shed | Gardens | Terrace

In all about 1.3 acres



Situation

(Distances and times are approximate)



Field Barn Cottage is situated 2.5 miles North of Cirencester. It benefits from a rural position and is within 10 minute drive of Cirencester market place, boutique shops, theatre and the cafes and restaurants. The nearest public house is The Bathurst Arms in nearby 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.



There are several primary/prep schools in the area, including North Cerney, Cirencester, Stratton, Chedworth, and Hatherop Castle School. Private schools include Rendcomb College, Cheltenham Schools, Dean Close, St. Edward's, Beaudesert Park and Westonbirt.



Cheltenham Spa station approx. 45 minutes. Kemble station 7 miles (London Paddington 75 minutes)



Motorway: M5 Junction 12 (Gloucester), M4 Junction 15 (approximately 35 minutes)



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. Rugby: Gloucester, Bristol and Bath. Water sports: Cotswolds Waterpark. Golf courses: Cotswolds Hills, Painswick Beacon and Cirencester Golf Club. Theatres: Cirencester, Cheltenham and Bath.



The Property

Field Barn Cottage is an exceptional Cotswold home, accessed via a long driveway and surrounded by fields and woodland. Originally a cottage with farm buildings, it has been thoughtfully restored and renovated into a spacious country home, just a short drive from Cirencester.

The house blends original features with contemporary design, creating a seamless flow perfect for modern living. The kitchen/breakfast room is the heart of the home, and it is ideal for entertaining with sliding glass doors opening to the garden. It is well-equipped with modern appliances and offers a utility/larder for extra storage and access to the garden. The cosy snug at the front is perfect for quiet moments, while the sitting room, with high ceilings and French doors to the garden, is ideal for larger gatherings.

The ground floor also includes a study and cloakroom with a shower. Upstairs are four en suite bedrooms with lovely views, and a fifth bedroom is on the ground floor, perfect for guests.

The cottage, accessible from the main house or independently, features its own garden and parking. It includes a kitchen, sitting room, and WC on the ground floor, with two bedrooms and a shower room upstairs.



Outside

The charming gardens are mainly laid to lawn, with herbaceous borders, mature plants and vibrant planters scattered throughout. The terrace provides an excellent outdoor dining and entertaining space, while additional seating areas can be found across the garden.

At the front, there is a triple carport with a single EV charger, ample driveway parking, a store, a shed, and a spacious gym. The property is set within a generous plot of approximately 1.3 acres.

Property Information

Tenure: Freehold

Local Authority: Cotswold District Council

Services: Mains electricity. Private water supply (bore-hole). Private drainage. Oil-fired heating for the main house and LPG gas for the cottage. Gigaclear internet.

Council Tax: Band F

EPC: C

Guide Price: £1,750,000

Postcode: GL7 5HA

What3Words: /// fortified.hoot.princes

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

Approximate Gross Internal Floor Area

House = 471.3 sq.m / 5073 sq.ft

Outbuilding = 92.1 sq m / 991 sq ft

Total = 563.4 sq m / 6065 sq ft

(Including Cottage / Excluding Eaves / Void / Carport)

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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I would be delighted to tell you more

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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 May 2025. Photographs and videos dated xxxxxxxx xxxx.

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