

Siddington House

Siddington, Cirencester, Gloucestershire





An impressive Grade II Cotswold home set within inspiring grounds only a mile from Cirencester town centre. Five additional cottages are available by separate negotiation.

Cirencester 2 miles, Kemble train station 5 miles (London Paddington from 70 minutes), Cheltenham 15 miles, London Heathrow 75 miles, Central London 90 miles.
(All distances and times are approximate).


9


6


7

Lot 1 - Siddington House

Ground Floor: Reception hall | Drawing room | Sitting room | Dining room | Kitchen/family room | Study | Family room | Laundry | Utility room | Cellars
Bedroom with en suite and sitting room | Annexe/flat

First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite | Four further bedrooms | Two family bathrooms | WC

Second Floor: Two bedrooms | Bathroom | Storage

Garden and Grounds

Formal gardens | Hangar | Helipad | Garaging and stores | Paddock

About 14.55 acres

Lot 2 - Siddington Barn and Four Cottages

Four bedroom Siddington Barn | One four bedroom cottage | Two three bedroom cottages | One two bedroom cottage | Garaging

About 1.57 aces. For sale as a whole or individually by separate negotiation.


Lot 3 - Two all-weather tennis courts


About 1.38 acres


In total, approximately 17.5 acres


Situation


Times and distances are approximate


 Cirencester town centre 1 mile. Siddington Village shop and Post Office are within walking distance. Cheltenham, Bath, Bristol and Oxford are easily accessible.


 A419/A417 dual carriage way links to M4 (J15 at Swindon 18 miles) and M5 (J11A 12.5 miles).

 Swindon (Paddington from 50 mins) 14 miles. Kemble Station (Paddington from 70 mins) 4 miles.

 Cotswold Airport.

 Siddington primary school and Deer Park secondary school. Private schools include Rendcomb, St Hughes, Pinewood, Hatherop Castle, Beaudesert Park and Cheltenham schools.

 Racing at Cheltenham and Newbury, Hunting with VWH and Cotswold Hounds, Polo at Cirencester.

 Cotswold Water Park.

 Gloucester and Bath.



Siddington House

An exceptional Grade II listed country home close to Cirencester, the Capital of The Cotswolds. A striking home with impressive reception rooms and a magnificent tree lined drive and extensive grounds.

Siddington House offers about 7,000 sq ft of well-presented and good proportion rooms, ideal as a family home and for entertaining.

There is internal ancillary accommodation and an opportunity to acquire additional cottages, see lot 2 on page 14/15.











Outside

The front drive serves Siddington House, and a back drive also provides access to the five cottages (lot 2) and two tennis courts (lot 3), which are available by separate negotiation.

The grounds feature south-facing lawns, magnificent trees, outbuildings, and garages. Additional amenities include a helicopter landing pad and aircraft hangar.

Lot 3 - Tennis Courts

Two tennis courts, see picture on top left of page 12.



Siddington Barn and Cottages - Lot 2

To the west of the main house and beyond the hanger is lot 2, five ancillary natural stone properties: four cottages and a barn, all currently let on short-term agreements with good rental income and accessed off an internal no-through lane.

Number One Dairy Cottage - A semi-detached stone cottage with a kitchen/breakfast room, dining room, sitting room, and three bedrooms (two en suite). The south-facing garden features lawns, planting beds, and shrubs, with a double garage and parking nearby.

Number Two Dairy Cottage - A single-story, semi-detached stone cottage with a kitchen/breakfast room, sitting room, bathroom, and two bedrooms. The garden includes lawns, shrubbery, and mature trees, with a double garage and parking across the road.

Number Three Dairy Cottage - A detached home with a sitting room, dining room, kitchen/breakfast room, and utility. The first floor includes a principal bedroom with en suite, a

guest bedroom with en suite, and two further bedrooms with a bathroom. A double garage and parking area are attached, with south-facing gardens.

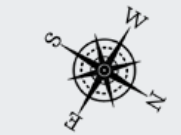
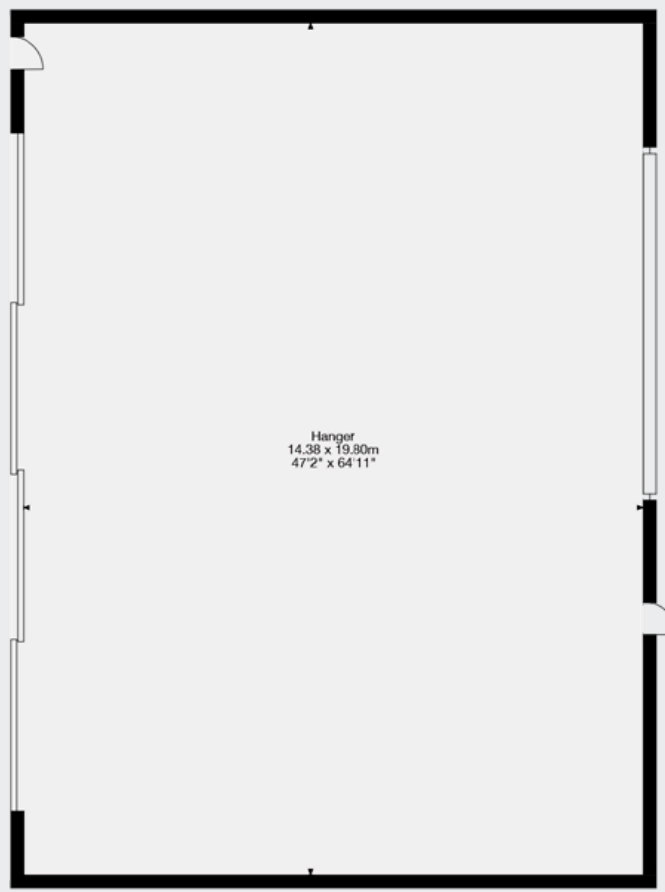
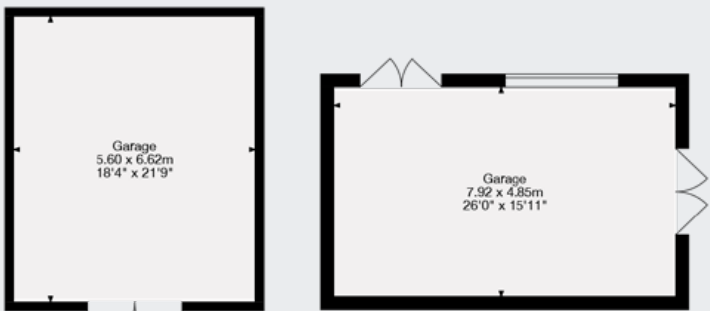
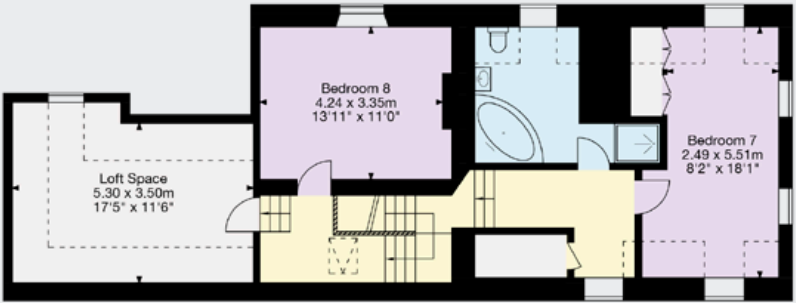
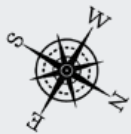
Number Four Dairy Cottage - A newly refurbished property with an entrance hall, sitting room, dining room, kitchen, utility room, study/bedroom, and shower room. The first floor includes a principal suite with en suite, two additional bedrooms, and a family bathroom. A single garage and parking for two more cars are included.

Siddington Barn - Located to the west of Siddington House, the barn has been converted into a spacious guest home or is currently used as such. This detached property features four bedrooms, a kitchen with commercial-grade fittings, and a sitting room, a tv room/study, a utility room and a shower room. A garage and plenty of parking are also nearby.

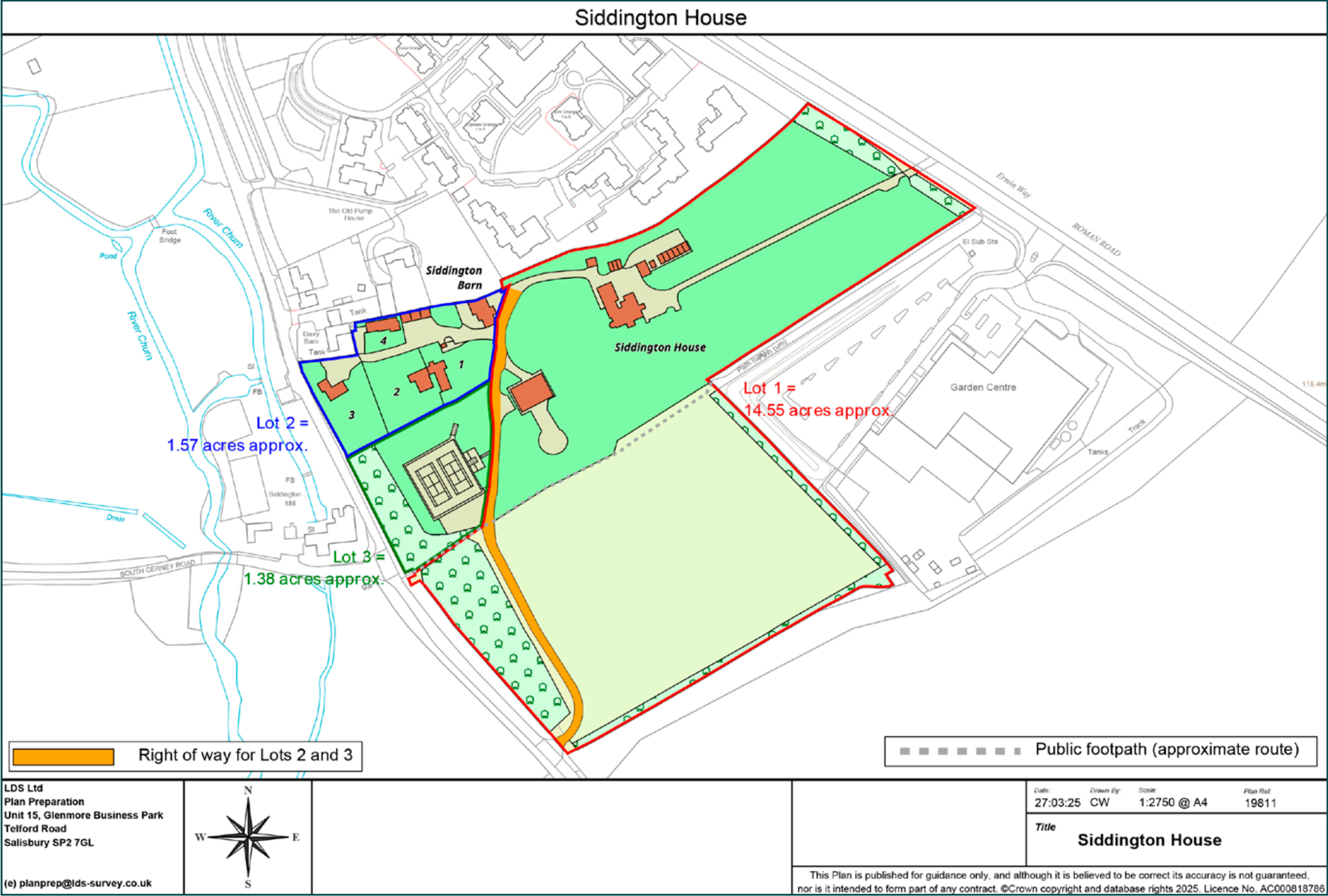
Garages with potential to development - subject to the necessary consent.

FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 655 sq m / 7,057 sq ft
Cellar: 51 sq m / 553 sq ft
Outbuildings: 399 sq m / 4,301 sq ft
Total Area: 1,101 sq m / 11,911 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

Tenure: Lot 1 and 3 Freehold. Lot 2 Freehold with tenancy.

Rights of Way: If lots 2 and 3 are sold separately they will be granted full rights of way up the back drive. There is a footpath across part of the property; please see the adjacent land plan for details.

Services: Main water, electricity, and gas is connected to each of the properties.

Local Authority: Cotswold District Council.

Council Tax Band: Siddington House H,
Siddington Barn G, Dairy Cottages TBC.

EPC: Siddington House TBC, Siddington Barn D,
1 Dairy Cottage E, Dairy Cottages TBC.

Postcode: GL7 6EU

Front drive – What3Words: //delight.admit.assembles

Back drive and cottages drive – What3Words:
//entitles.swelling.streetcar

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP 01285 659771.

As a whole, in all approximately 17.5 acres:
Offers in excess of: £5,150,000

Also, available as separate lots:

Lot 1: Siddington House, outbuildings, garden and paddock, approximately 14.55 acres: **Offers in the region of £2,500,000**

Lot 2: Portfolio of five cottages, approximately 1.57 acres:
Offers in excess of £2,500,000

(Available as a whole or by separate negotiation)

Lot 3: Tennis Court area, approximately 1.38 acres:
Offers in the region of £150,000



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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs dated May 2025.

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