



FIRWOOD

52 Somerford Road, Cirencester, Gloucestershire, GL7 1TX



A BEAUTIFULLY PRESENTED AND
WELL-PROPORTIONED FAMILY HOME
SITUATED ON THE EDGE OF TOWN.

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Local Authority: Cotswold District Council
Council Tax band: G
Tenure: Freehold
Postcode: GL7 1TX
What3Words: ///towel.fixtures.diverting

Services: Mains water, gas, electricity and drainage

Viewings: All viewings strictly by appointment only through the vendors’ sole selling agents, Knight Frank LLP.

Guide Price: £2,750,000

SITUATION

Somerford Road is widely recognised as one of the finest locations in Cirencester. Situated on the outskirts of the town, Firwood offers the perfect blend of peaceful countryside living and easy access to the vibrant town centre, which features a bustling marketplace, a variety of quality shops, and the picturesque Abbey Grounds.

The region’s main hubs include Cheltenham, Gloucester, Swindon, Oxford, Bath, and Bristol. Cirencester benefits from excellent transport links, around 18 miles from Junction 15 of the M4 motorway and just 4 miles from Kemble Station, where trains to London Paddington take approximately 78 minutes.

The area features numerous scenic walking routes, especially within the Abbey Grounds and nearby Cirencester Park. Several outstanding schools are within a reasonable driving distance, such as Deer Park School, Farmer’s School in Fairford, Hatherop Castle, Pinewood, Beaudesert Park, and Rendcomb.

For sports enthusiasts, the locality offers a wide range of activities, including multiple golf courses and horse racing events at Cheltenham and Newbury. Prestigious equestrian competitions like the Badminton and Gatcombe Horse Trials and polo matches at Westonbirt and Cirencester Park are also prominent in the area.

Distances: Cirencester 1 mile | Kemble Station 4 miles (London Paddington from 70 minutes) | Tetbury 11 miles | Cheltenham 18 miles | Heathrow Airport 82 miles. (All distances and times are approximate).







THE PROPERTY

Firwood is a superb Cotswold stone house dating from the 1920s. The property has recently undergone extensive renovation throughout, upgrades by the current owners include new bathrooms, oak flooring, upgrading lights and built-in appliances.

The accommodation is well-proportioned and arranged to provide a balance between formal and informal living. Interesting period features, including stone mullions, bay windows, fireplaces, and wooden floors, can be found throughout and complement the refined interiors.

Reception rooms include a welcoming entrance hall, an elegant drawing room with a stone fireplace, a sitting room, and a dining room with French doors leading to the terrace. The south-facing orangery is a particular highlight, filled with natural light and opening directly on to the garden, providing an excellent space for family living or entertaining throughout the year.

The bespoke kitchen has a central island and integrated appliances, with limestone flooring and underfloor heating continuing through much of the ground floor. Adjoining the kitchen is a fitted pantry, a utility room, a study, access to the integral garage and a downstairs cloakroom.

The bedroom accommodation is excellent, with a generous principal suite enjoying views over the gardens, fitted wardrobes, and an en suite bathroom. Five further bedrooms are arranged across the first floor, two with en suite bathrooms, and a family shower room. Three of the bedrooms have fitted air conditioning. There are also three large boarded attics.



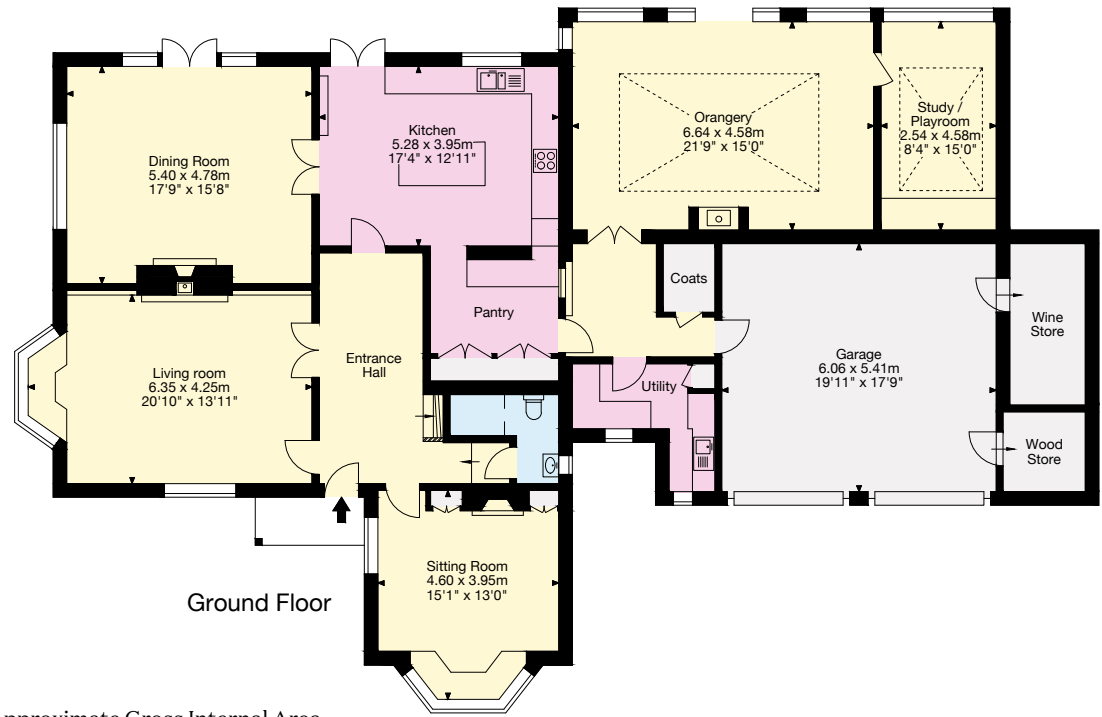


GARDENS AND GROUNDS

Firwood is approached via newly installed entrance gates on to a private drive, garaging for multiple cars and ample parking to the front. The private gardens and grounds extend to approximately one acre and have been carefully landscaped and enhanced by the current owners. Enhancements include a newly replaced terrace to the front and side of the house, paths to the garden room, pool, and sauna area.

Features include a recently upgraded swimming pool with sun terrace, a contemporary garden room with bi-fold doors, a newly built sauna, and a dedicated gym.

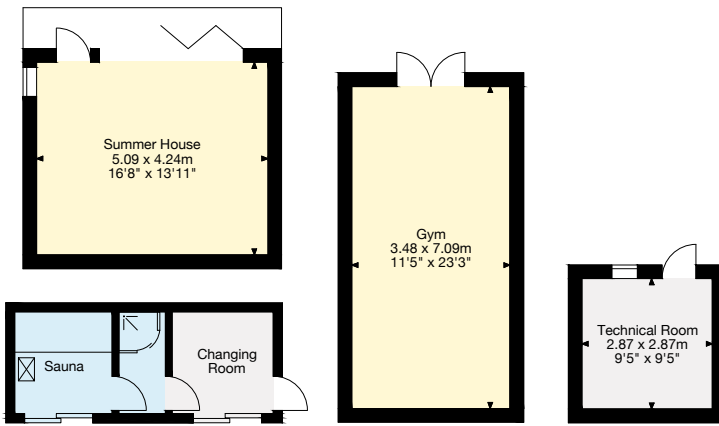




Approximate Gross Internal Area
Main House = 353 sq m / 3,800 sq ft
Garage = 44 sq m / 473 sq ft
Outbuildings = 66 sq m / 710 sq ft
Total Area = 463 sq m / 4,983 sq ft



First Floor



Outbuildings
(Not Shown in Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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