



OLD MANOR FARM



Shorncote, Cirencester, GL7

Old Manor Farm is Grade II-listed and dates back to about 1775, though has been extended and modernised over the years, and is now a truly exceptional home. The size of the house lends itself well to both families and couples, being a perfectly manageable size and arranged over three floors; the layout is flexible, with a choice of different reception rooms and five double bedrooms together with three bathrooms.

The tasteful interior echoes the surrounding countryside, with an earthy colour palette that complements the character features which include exposed beams and a magnificent inglenook fireplace with a wood-burning stove. In the fabulous kitchen there is stylish 'Hush' cabinetry, engineered wood floors and premium appliances including a range cooker, ubiquitous AGA and Belfast sink. There is a sitting room, a snug, a reception hall and a dining room, all of which provide great scope for entertaining. There's also a walk-in pantry and a utility room, the latter with space for laundry machines and a WC. On the first floor there are three bedrooms, one of which is en suite, plus a family bathroom, with two further bedrooms and a bathroom on the top floor.



















Old Manor Farm has a coveted setting in the delightful hamlet of Shorncote, surrounded by lovely countryside on the northern edge of the picturesque Cotswold Water Park, making it an ideal rural retreat while remaining close to Cirencester. Shorncote lies just east of the River Thames adjacent to the Water Park, which provides water sports, walking, cycling and golf. There is a convenience store in South Cerney, numerous pubs and restaurants in the surrounding villages and more extensive amenities in Cirencester; Cheltenham is about 21 miles away. Communications are first class, with a direct service from Kemble (about 2.5 miles) to London Paddington in around 70 minutes, and both the M4 and M5 are easily accessible via the A417/419 dual carriageways.

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The local area has a wide selection of highly regarded schools in both the public and private sectors and the property is within the catchment for both Kingshill and Deer Park Schools in Cirencester. Private schools include Beaudesert, Pinewood School, Hatherop Castle and Rendcomb College as well as the schools and colleges in Cheltenham.

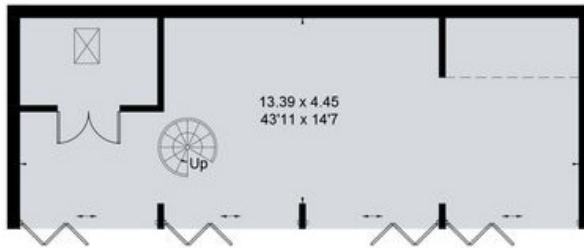
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Local Authority **Cotswold District Council**

Approx. Gross Internal Area = 280.72m² / 3081ft²

Garage = 23.5m² / 253 ft²

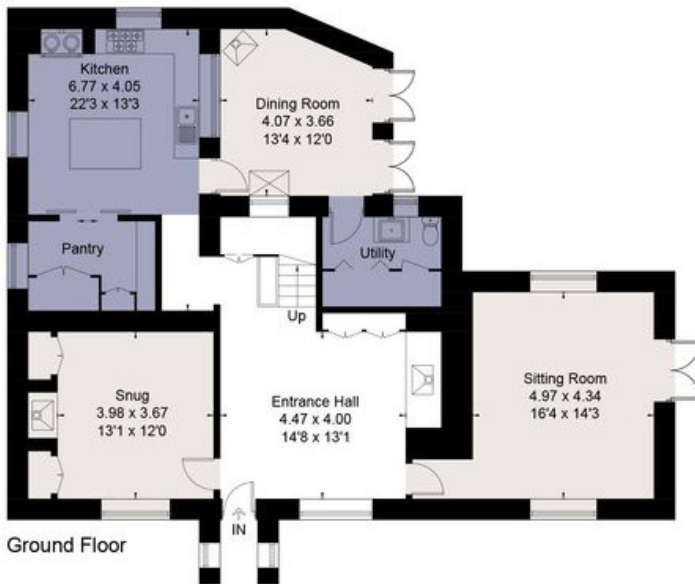
Total = 382.1 m² / 4112 ft²



Barn - Ground Floor
(Not Shown In Actual Location / Orientation)



Barn - First Floor



Ground Floor



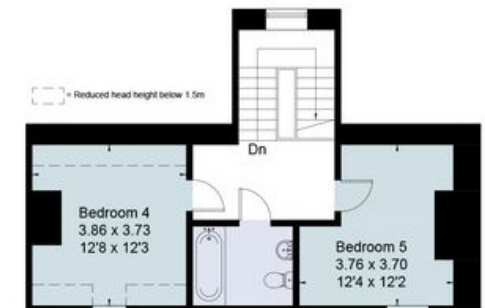
First Floor

Upper Floors

- 5 Double bedrooms (one en suite)
- 3 Bathrooms (including family bathroom)

Outbuildings

- Detached garage with WC
- Barn/workshop with first-floor store room



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LONDON OFFICES

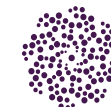
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