



**Greystone Cottage Siddington, Cirencester, GL7 6HW**  
**Asking Price £825,000**

**Cain & Fuller**



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**Cain & Fuller**

Greystone Cottage is situated in an active village on the periphery of Cirencester town with the wonderful benefit of far reaching open southerly views over glorious Gloucestershire countryside. The cottage believed to be constructed around the 1850's has been extended and lovingly restored by the present vendor to provide a flexible and inviting living space full of the character features that you would align in a Cotswold stone cottage of this age. Access to Greystone is via high double gates with security entry this leads to a fully walled and enclosed environment, safe and secure for young animals or small children, benefiting from lawned gardens boasting a perfect south facing orientation and degree of seclusion. There is an extensive driveway and parking area, contained within the garden is a timber lodge/home office with power and water supply a pleasing and useful feature especially for those who work from home. The cottage itself over the years has undergone substantial refurbishment including full re-roofing and is now presented in superb condition by the present vendor. In recent years a double garage has been added to the side with the benefit of electric roller doors to both aspects and a useful hobbies space above accessed by a loft ladder. The cottage is ideally situated for the business commuter with a mainline rail link at the neighbouring village of Kemble a Paddington commuter service. The village also has a full range of facilities including Public House, Primary school and village stores. You rarely see a Cotswold stone cottage presented in this condition we recommend early viewing through Cain & Fuller in Cirencester.

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### **Location**

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

### **Lounge**

Two double glazed cottage style windows with display sills on the seat to garden, large Inglenook fireplace with Fitted Wood Burner, period storage to side of chimney breast, fully beamed ceiling with central exposed timbers, illuminated arch with base level storage; a period feature recess ceiling spotlights

### **Dining Room**

Double glazed window to front aspect, Fireplace with fitted multi fuel burner, illuminated display arch with storage space under, wood floor.

### **Family Room**

Double glazed double opening doors onto the courtyard garden with aspect over open fields this room has two double glazed Velux windows, recessed ceiling spotlights, access to loft storage space, TV point.

### **Kitchen/ Breakfast Room**

Extensive range of eye and base level storage units with work surfaces, selection of integral appliances with dishwasher, fridge/freezer, Range with six burners, dual oven, hot plate, bonnet above, chefs island with plumbing for a sink if required, double glazed cottage style window to front with views over the garden, oak stable door to garage, ceramic tiled floor for ease of maintenance, recessed ceiling spotlights, tiled splash-backs, radiator, one and a half bowl sink with mixer, central exposed beams, a large and flexible room.

### **Downstairs Cloakroom**

White suite comprising of low flush WC, pedestal wash hand basin, double glazed cottage style window to front aspect, large storage cupboard, combination gas fired boiler housed in cupboard with shelving to side, recess ceiling spotlights.

### **Rear Hallway**

Window to rear aspect with views to open field, stairs to first floor accommodation

### **First Floor Landing**

Recessed ceiling spotlights, exposed timbers, radiator, power points.

### **Master Suite - Bedroom 1**

Dual aspect room with double glazed cottage style window to front elevation overlooking the front walled garden and superb view of open farmland with southerly aspect, additional Velux window to rear aspect with pleasant views onto Siddington, recessed ceiling spotlights, range of built in wardrobe space with built-in fitted hanging rail and shelving, door to:

### **En-suite Shower Room**

Shower cubicle with hinged glazed door access, pedestal wash hand basin, low flush WC, fully tiled for ease of maintenance, recessed ceiling spotlights, double glazed Velux window to rear aspect overlooking fields and views onto Siddington.

### **Bedroom 2**

Exposed ceiling timbers, cottage window to front aspect with far reaching views to open farmland taking full advantage of the southerly facing orientation, period panelling, display storage area, access to loft space.

### **Bedroom 3**

Glazed cottage window to side aspect with deep display sill, superb array of exposed ceiling timbers in a vaulted ceiling with display lighting and access to storage area, Jack and Jill door to:

### **Bedroom 4**

Double glazed cottage style window to side aspect, two skylight double glazed Velux windows to rear elevation, recessed ceiling spotlights, small storage area, TV point, this bedroom opens onto:

### **En-suite Shower Room**

Fully tiled for ease of maintenance with inset shower area, low flush WC and wash hand basin inset into vanity unit with display shelving and storage space under, recessed ceiling spotlights, wall mounted ladder radiator, ceramic tiled floor.

### **Family Bathroom**

Double glazed cottage window to front aspect with far reaching views to open farmland and walled garden, cottage style suite with large deep wide white panel bath mixer shower tap and thermostatic shower above, hinged glazed shower door, pedestal wash hand basin, low flush WC, extensive tiled splash-backs, oak flooring, radiator/ towel rail plumbed into main hot water and heating system, display shelving to either side, feature panelling through sections of this room with recessed ceiling spotlights, exposed timber, electric shaver point, range of storage, airing cupboard with lagged and sealed hot water tank.

### **Outside - Main Garden**

The main garden area to Greystone Cottage is located within a Cotswold stone walled environment creating a safe and secure space for young children or small animals, it benefits from a due South facing orientation and sun dawn til dusk. The area is bordered by low maintenance specimen trees and shrubs and there is an extensive driveway with off-road parking for a number of vehicles. In the recent past the vendor has constructed a double garage to the side of cottage with electric roller doors to front and rear with the addition of a hobbies room above. Tucked in one corner of the garden is a log cabin, this benefits from full power and running water used by the present vendor as a home office and storage. To the side of this structure there is also a large storage shed, again with power and good access. To the rear of the cottage there is a large external courtyard area; this has the benefit of open aspect to the rear over farmland.

### **Outside - Access**

Access to Greystone Cottage is via a secure remote controlled set of double gates with a waiting area in front with inset granite sets creating a cobbled and attractive area. Coded remote controlled gates give access to the main driveway and gardens following onto the cottage.

### **Services**

The Cottage benefits from a Gas fired central heating system complemented by a series of double glazed sympathetic windows, there is mains supply on electric, gas and drainage.

### **Agent's Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

### **Council Tax**

Band D











Greystone Cottage, Siddington, Cirencester, Gloucestershire

Approximate Gross Internal Area  
 Main House = 206 Sq M/2217 Sq Ft  
 Outbuilding = 16 Sq M/173 Sq Ft  
 Total = 222 Sq M/2390 Sq Ft

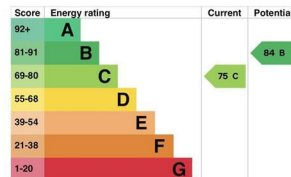


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.