

PARKSIDE HOUSE

GRANGE FARM, STRATTON, CIRENCESTER





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A SUPERB FAMILY HOME WITH GENEROUS GARDENS AND GROUNDS,
TUCKED AWAY BEYOND THE FRINGE OF TOWN WITH A DELIGHTFUL
OUTLOOK OVER CIRENCESTER PARK.

Ground Floor: Entrance Hall • Inner Hallway • Kitchen/Dining Room • Drawing Room • Sitting Room • Study • Utility Room • Cloakroom

First Floor: Galleried Landing • Principal Bedroom with En Suite Shower Room • Two Double Bedrooms • Family Bathroom • Nursery/Bedroom Six

Second Floor: Central Landing • Two Eaves Bedrooms with En Suite Shower Rooms

Outside: Landscaped Gardens • Crown Pavilion • Paddock • Copse • Stone Built Double Garage • Gravel Driveway with Ample Parking

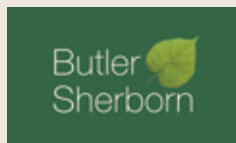
In all about 2.294 acres

For Sale Freehold

*Cirencester 1.5 miles, Cheltenham 14 miles, Swindon 20 miles, Oxford 38 miles
Kemble Station 7 miles (London Paddington about 69 minutes)
(All distances and times are approximate)*

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Gloucestershire, GL7 1QD
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www.butlersherborn.co.uk



DESCRIPTION

Grange Farm is an exclusive development of four Grade II Listed converted Cotswold stone barns located in an idyllic and sought after position on the northern edge of Cirencester. Situated in a southwest facing tranquil plot, Parkside House offers a real sense of countryside living, yet within walking distance to the centre of the town.

Offered to the market for the first time in 30 years, Parkside House is a fabulous family home which has been carefully and lovingly maintained and updated by the current owners. Dating back to the late 17th/early 18th Century, the property was creatively and thoughtfully converted and now offers a mix of period charm and contemporary style with generous and well-balanced living accommodation arranged over three floors. The rooms are of a generous size, many with exposed original timbers, and the house is flooded with natural light.

ACCOMMODATION

The property is accessed across a raised terrace and into an entrance hall with the cloakroom located to one side. A couple of steps rise to the inner hallway with the staircase leading to the upper floors.



To one side of the hallway is the kitchen/dining room. Beautifully crafted and handmade by 'Bespoke Kitchens', the fully fitted kitchen affords granite worktops, a Belfast sink, and a central island. Integrated appliances include a two-oven gas Aga with extractor fan, Miele oven, Miele gas hob, Bosch dishwasher, and a Liebherr fridge. The utility room is located off the kitchen and has a butler's sink, storage, and plumbing for a washing machine and freezer. The kitchen opens into the dining room with patio doors to the terrace.

The drawing room is of a generous size with french doors opening to the terrace and full-length glass windows allowing an abundance of natural light. With a stone fireplace housing a gas fire, and the most wonderful view over the gardens and parkland beyond, the room offers fabulous space for entertaining family and friends. The sitting room and study are positioned off the drawing room.

The central staircase leads to a galleried landing. The dual aspect principal bedroom suite is located to one side and has useful built-in storage and a modern en suite shower room. It benefits from an enchanting outlook to the west over the gardens and paddock. Also on the first floor are two large double bedrooms, a single bedroom/nursery, and the modern family bathroom. On the second floor are two further en suite bedrooms both offering beautiful views of the gardens and countryside beyond. A very useful attic room, plus an eaves cupboard on the landing, provides ample storage.

GARDENS, PADDOCK & COPSE

Parkside House is accessed through Cotswold stone pillars with electric wooden gates. The gravel parking area provides plenty of parking for a number of vehicles, with the stone built double garage with timber doors positioned adjacent to the house.

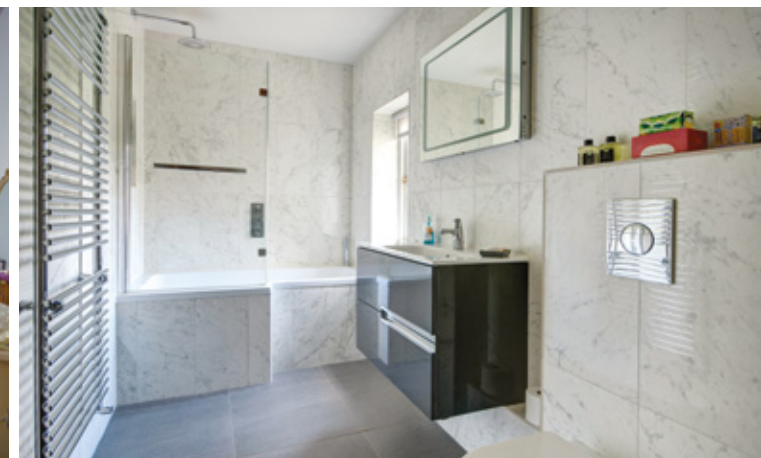
A number of doors open from the house onto a terrace that spans the width of the property creating a wonderful flow



from indoors to out. The formal garden is landscaped and mainly laid to lawn with mature and established planting, a delightful water fountain, and box hedging borders. The gardens are bound by beech hedging and pleached limes with stunning trees including a flowering pear, two yew trees, a sunburst, and an ash tree with a white rambling rose. Seating has been arranged to enjoy the gardens throughout the day.

Through either a five-bar wooden gate, or a wrought iron arch with roses, the gardens open into a paddock with the most magical

view across Bathurst farmland. The paddock is planted with some wild meadow flower strips and is bound by beech hedging and stock fencing. A variety of fruit trees, flowering cherries and acers are planted along the eastern boundary close to the Crown Pavilion, which is positioned to enjoy sun throughout the day and the evening sunsets. At the bottom of the paddock is the copse, which is planted with a variety of hardwood trees including oak and beech. The copse provides beautiful, dappled light across the paddock on a sunny day.



COMMUNAL COSTS

All four properties at Grange Farm are equal shareholders in a Limited Company to service and maintain the private communal drive, the front field, and the Klargester.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in Cirencester and the nearby area are excellent.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (7 miles).

SERVICES

Mains water, electricity, and gas. Gas central heating. Underfloor heating to the downstairs cloakroom and family bathroom. Private drainage to a Klargester sewage treatment plant. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Also included are the carpets, curtains, blinds, the Crown Pavilion, two chalets, and a wooden hammock. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL7 2LR)

From Cirencester take the Gloucester Road north heading through Stratton. Towards the top of the hill is a left turn signposted Daglingworth, Itlay, and Park Corner. Continue straight passing Stratton Church on the left. Take the next left hand turning through stone pillars into Grange Farm. Continue down the hill and follow the road onto the gravel driveway. The entrance to Parkside House is the third driveway on the right.

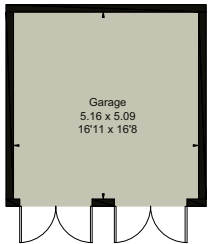
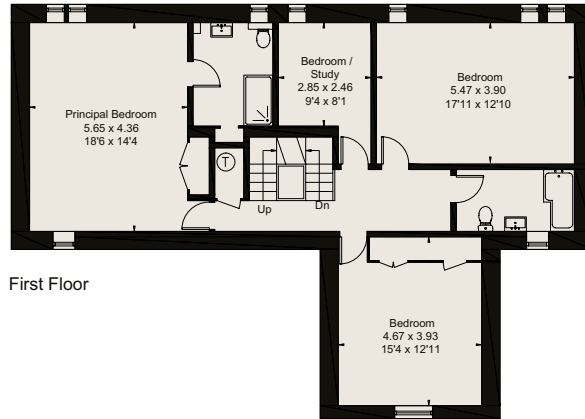
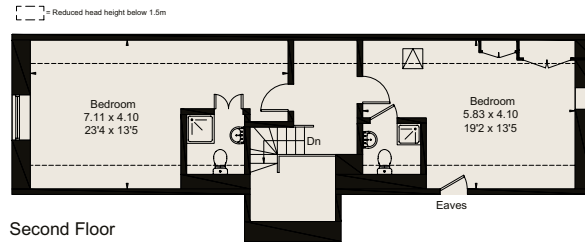
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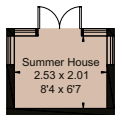
Approximate Floor Area = 313.2 sq m / 3371 sq ft
 Outbuilding = 35.7 sq m / 384 sq ft
 Total = 348.9 sq m / 3755 sq ft



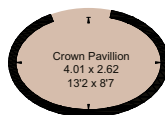
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68615



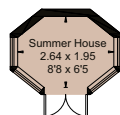
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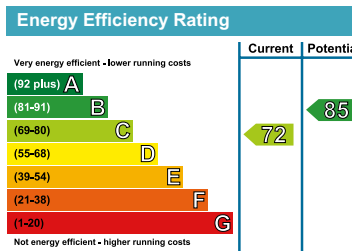
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DISCLAIMER

1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. 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. Photographs taken: May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





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