

EAST HOUSE

COLESBOURNE, GLOUCESTERSHIRE



Cirencester 7 miles, Cheltenham 8 miles, Gloucester 14 miles, Cheltenham Spa Station 9 miles (London Paddington from 140 minutes), Kemble Station 11 miles (London Paddington from 69 minutes)
(All times and distances approximate).

A DETACHED COTSWOLD STONE FOUR BEDROOM FAMILY HOME WITH GARDENS, AN ATTACHED DOUBLE GARAGE WITH STUDIO ABOVE, AND FABULOUS VIEWS ACROSS NEIGHBOURING COUNTRYSIDE.

Ground Floor: Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility Room • Study/Playroom

First Floor: Principal Bedroom Suite • Three Further Double Bedrooms • Family Bathroom

Outside: Attached Double Garage with Studio Above Front and Rear Gardens • Gravel Parking



Cirencester Office: 43-45 Castle Street, Cirencester, Gloucestershire, GL7 1QD T 01285 883740
E elizabeth@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London, SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk



DESCRIPTION

East House is a handsome and well-proportioned family home located in the heart of the delightful village of Colesbourne. The property has been a much loved family home for over thirty years and offers well balanced accommodation, extending to over 2,200 sqft and arranged over two floors. The property has been well maintained by the current owner and is decorated in a neutral palette. There is scope to update, remodel and extend, subject to necessary consents.

The front door opens into the central hallway with a spacious sitting room located to one side with a Cotswold stone fireplace and a large window allowing an abundance of natural light. The sitting room opens to the dining room with French doors leading to the terrace. The kitchen is next to the dining room and is fully fitted with a range of units. There is potential to open up the kitchen/dining room to create a wonderful entertaining space, perfect for family living and entertaining friends. A useful utility room is off the kitchen and has a back door to the garden. Adjacent to the sitting room is the study/playroom and the cloakroom.

Upstairs, the principal bedroom is located at the front of the house and offers an en suite shower room and beautiful far-reaching views across neighbouring countryside. There are three further double bedrooms on the first floor plus the family bathroom. All rooms are flooded with natural light and two have useful built in wardrobes.

OUTSIDE

The property is approached via a gravel driveway with a wooden gate from the village lane and provides ample parking. The double garage is attached to the house and offers a very useful studio room on the first floor. A perfect space to work from home, or offers the possibility to create ancillary accommodation. The rear garden is mainly laid to lawn with mature hedging.



A broad terrace spans the width of the house providing space for summer dining. There is a lawned garden to the front of the house which is bound by a Cotswold stone wall.

SITUATION & AMENITIES

Situated within the Cotswold Area of Outstanding Natural Beauty, the small village of Colesbourne has a Church; The Colesbourne, an old coaching inn; The Old Rectory restaurant and Sculpture Garden; a filling station/shop/post office; and The Foodworks Cookery School. There is a network of footpaths and bridleways providing wonderful walking.

Cirencester, known as 'The Capital of the Cotswolds', provides an excellent range of independent shops; The Barn Theatre, boutiques; pubs and restaurants; as well as regular markets and three supermarkets. The larger centre of Cheltenham has excellent shopping and dining and is also host to literary; jazz; and food festivals.

Communications are good. From The Highwayman public house, which is five miles away, it is all dual carriageway or motorway to London. Trains run regularly from Kemble Station to Paddington and the M5 is easily accessed at junction 11a at Cheltenham.

Education in the area is excellent with a range of private and state schools.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to shared septic tank located in the neighbours garden. 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. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

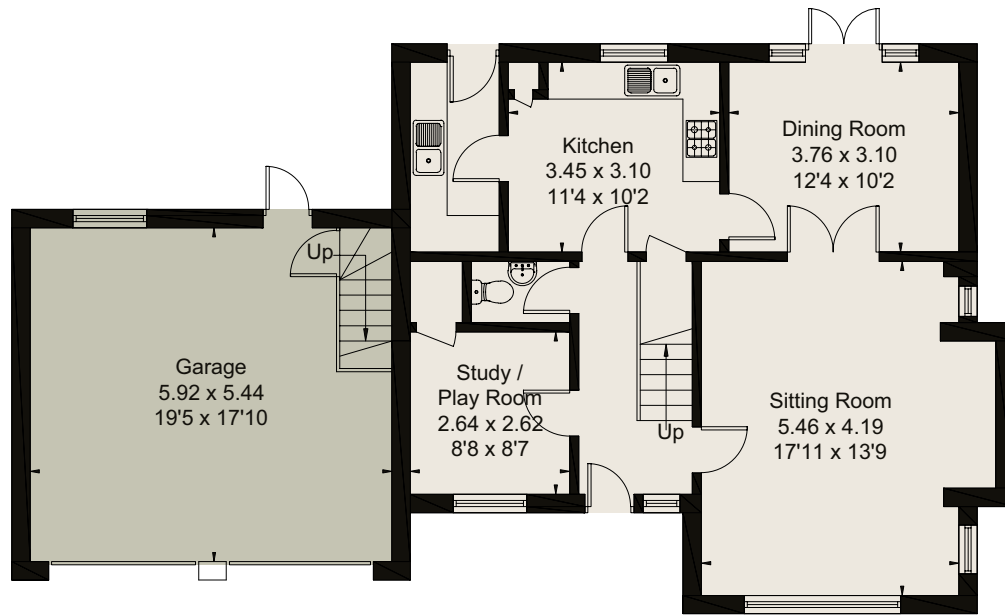
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed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

TENURE

Freehold

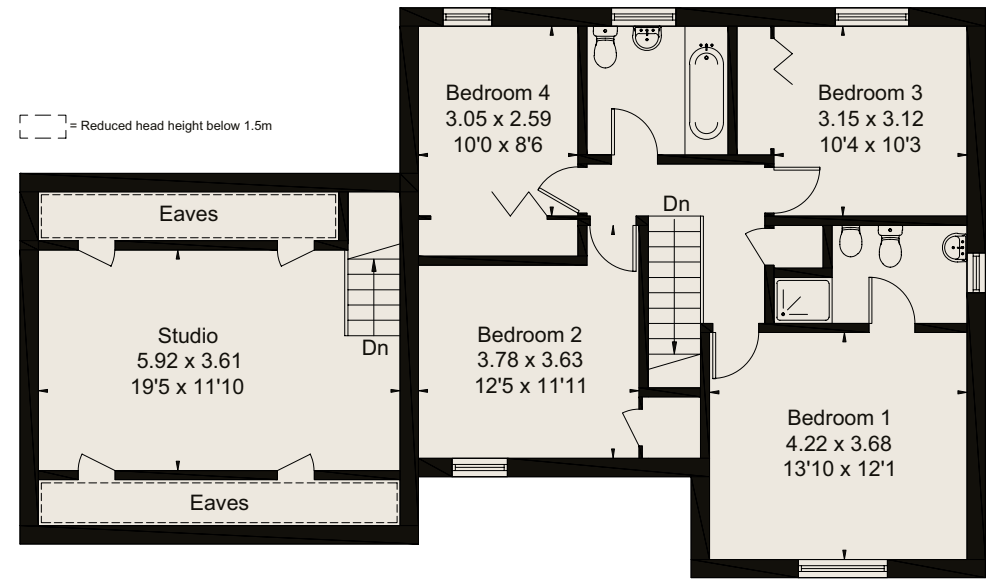


Approximate Floor Area = 207.0 sq m / 2228 sq ft
(Including Garage)



Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #70882



LOCAL AUTHORITY

Cotswold District Council
Council Tax: Band G

VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E elizabeth@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL53 9NP)

Leave Cirencester on the A435 towards Cheltenham. On reaching Colesbourne, pass the pub on the right and take the second turning left signposted 'Penhill' and 'Colesbourne Offices'. Continue straight down the hill and upon reaching the green triangle, turn left. East House is the second driveway on the left hand side.

what3words: ///exclusive.important.explored



www.butlersherborn.co.uk



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

