

GREENYARD

WOODMANCOTE, GLOUCESTERSHIRE



Cirencester 5 miles, Cheltenham 11 miles, Gloucester 15 miles, Kemble Station 11 miles (London Paddington from 69 minutes), Cheltenham Spa Station 11 miles (London Paddington from 69 minutes)
(All times and distances approximate).

A DETACHED COTSWOLD STONE VILLAGE HOUSE WITH A STUDIO, BEAUTIFUL LANDSCAPED GARDENS, OUTBUILDINGS, AND AN ENCHANTING OUTLOOK.

Ground Floor: Hall • Entrance Hallway • Kitchen/Breakfast Room • Dining Room • Sitting Room • Utility Room
Cloakroom

First Floor: Principal Bedroom • Two Further Double Bedrooms • Two Bathrooms

Outside: Detached Studio • Timber Outbuildings
Landscaped Gardens • Gravel Parking • Wonderful Views

Butler
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DESCRIPTION

Greenyard is an attractive period property located in an enviable edge of village position with a glorious outlook over adjoining countryside. Whilst the property has been a much loved family home, it now offers the new owner an exciting opportunity to update, remodel and extend, subject to planning consents. Dating back to the 19th Century, with later additions, the property affords period character and charm to include beams and mullion windows, and offers well balanced living accommodation arranged over two floors.

The property opens into an inner hall with the cloakroom to one side. The inner hall leads to the main central entrance hallway with a feature staircase and galleried landing. The sitting room is a lovely room enjoying a dual aspect and gas effect fire with stone surround. Adjacent to the sitting room is the dining room with a bay window and built in window seat, and an open fire with stone surround. A door opens to the kitchen/breakfast room which is well-proportioned with a range of built in units, a window seat, and a gas-fired Rayburn. There is a door leading to the garden and a separate door which opens to the utility room.

Stairs rise to a galleried landing flooded with natural light. The main bedroom is positioned at the rear of the property and enjoys a triple aspect. There are two further double bedrooms and two bathrooms. There is potential to create a wonderful principal suite upstairs. All of the bedrooms enjoy a delightful view.

STUDIO

At the rear of the cottage is a detached stone built single storey studio. A charming T-shaped building with a vaulted ceiling and woodburning stove, the studio offers fabulous flexibility in that it could make a functional home office or provide space to house family/friends. It is in need of modernisation and updating but offers enormous scope.



OUTSIDE

Set back from the village lane behind a Cotswold stone wall and screened with mature hedging, Greenyard is approached over a gravel drive with ample parking. Bound by a Cotswold stone wall and mature trees, the landscaped rear gardens are beautifully planted with a range of established plants and flowers, with a terrace that runs from the property. The property affords a range of timber outbuildings with stone floors providing useful storage or possibly a footprint to be converted into something more substantial, subject to necessary planning. There are magical far reaching views on three sides of the property over adjoining countryside.

SITUATION & AMENITIES

Situated within the Cotswold Area of Outstanding Natural Beauty, Woodmancote is a small Cotswold village between Cirencester and Cheltenham and is conveniently situated just off the old Cheltenham Road A435 which runs through some of the most beautiful Cotswold country. The small neighbouring village of North Cerney has a pub, a pretty Church, a primary school, and cricket club. 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 with the property conveniently located close to the A419 providing links to the M4 and M5. Trains run regularly from Kemble Station and Cheltenham Spa to London Paddington.

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

SERVICES

Mains water and electricity. LPG gas fired central heating. Back boiler in the Rayburn. Private drainage to septic tank. Broadband available in the village. 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

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

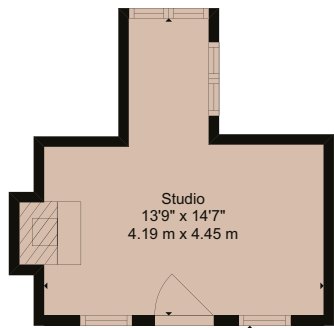
VIEWINGS

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

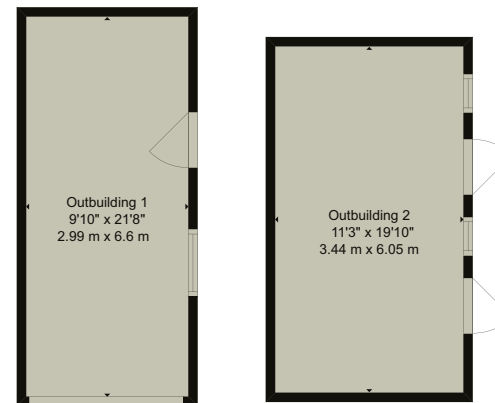


Studio





Studio
(not shown in actual location/orientation)



Outbuildings
(not shown in actual location/orientation)

Ground Floor

First Floor

Approximate Gross Internal Area House: 2159 sq. ft / 201 m²
 FLOOR 1: 1290 sq. ft / 120 m², FLOOR 2: 869 sq. ft / 81 m²
 Outbuilding 1: 198 sq. ft / 19.7 m², Outbuilding 2: 215 sq. ft / 20.8 m²
 Illustration for identification purposes only. All measurements are approximate, and are not to scale





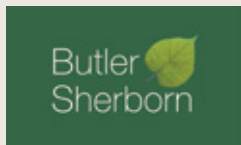
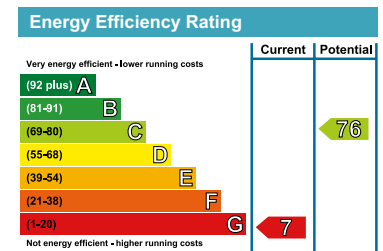
DIRECTIONS (POSTCODE GL7 7EA)

Leave Cirencester on the A435 towards Cheltenham. Continue straight for approximately 4 miles and enter the village of North Cerney. Pass The Bathurst Arms on the right hand side and take the next turning left signposted 'Woodmancote 1¼'. Continue straight up the hill for about 0.9 miles and the driveway for Greenyard is the first on the right hand side.

what3words: ///nests.hires.befitting



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