



RENDCOMB LODGE

RENDCOMB, GLOUCESTERSHIRE

An impressive Grade II Listed gatehouse, with gardens and parking, situated on the edge of the village of Rendcomb

Ground Floor: Kitchen/ Dining Room
Sitting Room • Double Bedroom

Lower Ground Floor: Main Bedroom with
Bath & Shower Room • Shower Room

Outside: Rear & Side Gardens • Parking

Butler 
Sherborn

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DESCRIPTION

Once the gate house to Rendcomb Park, this Grade II Listed home has been beautifully restored by its current owners. Originally designed by architect Philip Charles Hardwick, Rendcomb Lodge maintains much of its character and charm. Accommodation is well presented and arranged over two floors with a vaulted sitting room with a bay window and wood burner, kitchen/ dining room, and double bedroom. A spiral staircase leads to the lower ground floor where there is the main bedroom with adjoining bath and shower room plus a separate shower room. Outside, the house is set in a third of an acre of gardens with off road parking and is positioned behind impressive wrought iron gates. A raised decked terrace enjoys an idyllic view of the surrounding countryside.



Pubs & Restaurants

The Bathurst Arms, North Cerney
The Colesbourne Inn, Colesbourne
The Green Dragon Inn, Cockleford
Henry's, Cirencester



Train Stations

Kemble 10 miles



Schools

Rendcomb College, Rendcomb
North Cerney C of E Primary School,
North Cerney

SERVICES

Mains water and electricity. Private drainage to septic tank. Electric heating. 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 plant pots, 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

For sale freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

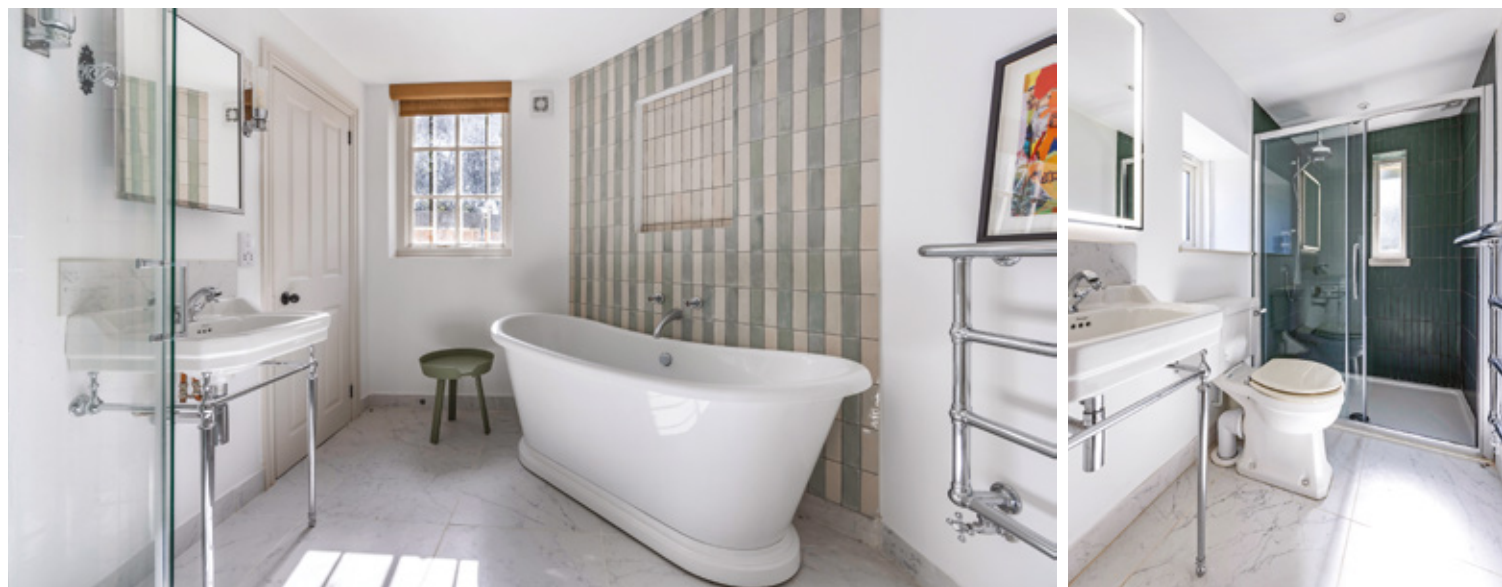
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VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 7HF)

what3words: ///lectured.delight.hamper





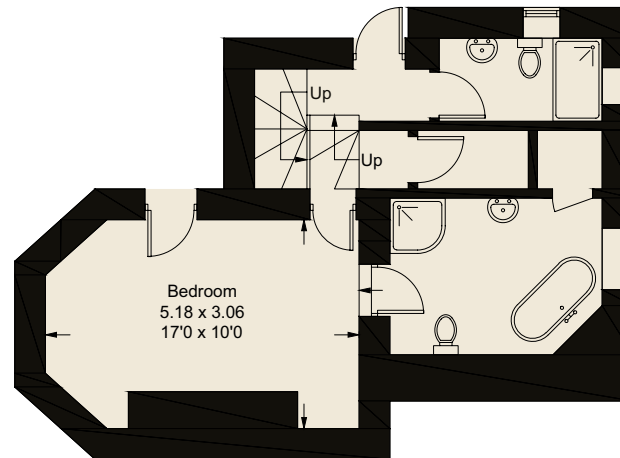


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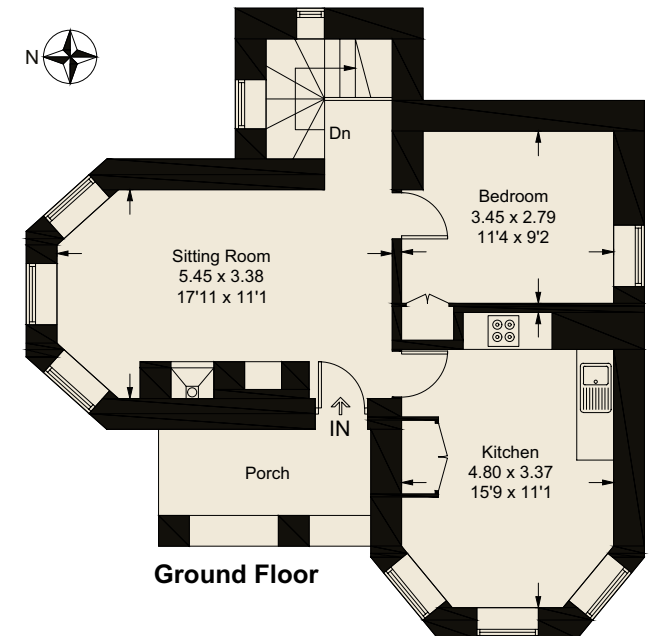
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Rendcomb Lodge

Approximate Gross Internal Area = 90.0 sq m / 969 sq ft



Lower Ground Floor



Ground Floor

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: September 2025. Particulars written: October 2025. Brochure by wordperfectprint.com

