



# THE RECTORY

RENDCOMB, CIRENCESTER, GLOUCESTERSHIRE

## A spacious family house in a popular Cotswold village

**Ground Floor:** Hall • Drawing Room  
Sitting Room • Cloakroom • Kitchen/Dining Room  
Boiler Room • Cellar

**First Floor:** Three Bedrooms • Two Bathrooms

**Second Floor:** Large Landing • Two Bedrooms

**Outside:** Mainly Walled Garden  
Two Garages • Parking



### Cirencester Office

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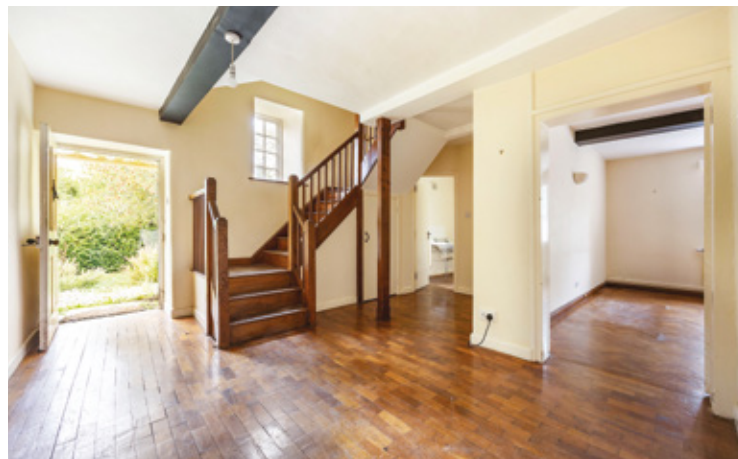
### The London Office

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## DESCRIPTION

The Rectory sits in the heart of the village and comprises a spacious period house with well-proportioned accommodation and enormous character. The house is attached to Rectory Cottage on one side. On the ground floor are two reception rooms and a large kitchen/dining room. There are five double bedrooms in total, spread over the first and second floors. The main bedroom has an ensuite bathroom. On the second floor is a large landing which was previously used as a playroom.

On the west side of the house is a west facing mainly walled garden. It has a good degree of privacy for a village house. A right of way to the rear leads to two garages with parking in front.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. 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 are excluded but may be available by separate negotiation.

## TENURE

Freehold with vacant possession

## 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.

## PLANNING

The Rectory is within the village Conservation Area and is not Listed.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band G

## EPC

Band E

## VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office:  
T 01285 883740 | E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)



## DIRECTIONS (GL7 7EZ)

From Cirencester take the A435 for Cheltenham. After about 5 miles turn right for Rendcomb. Go up the hill into the village and The Rectory is on the right hand side as the road bends sharp right before the shop. The entrance to the parking area is immediately on the right hand side after you have gone around the corner.

what3words: ///character.joints.zipped



### Pubs and Restaurants

The Bathurst Arms, North Cerney  
The Green Dragon, Cockleford  
Cowley Manor



### Train Station

Kemble 11 miles



### Nearby towns

Cirencester 6 miles  
Cheltenham 11 miles



### Schools

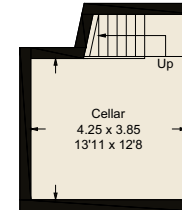
North Cerney Primary School  
Rendcomb College  
Cheltenham College

**Butler  
Sherborn**

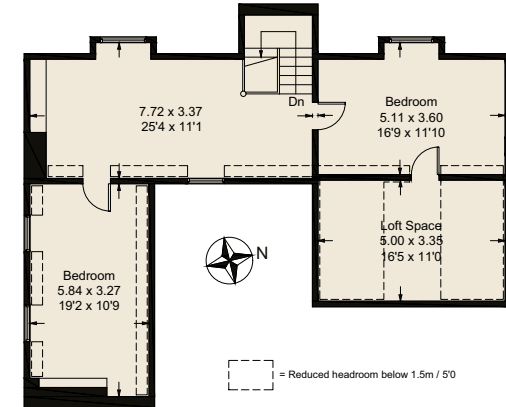
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## The Rectory

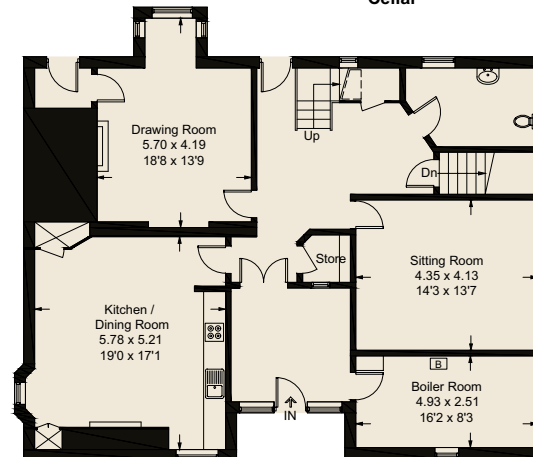
Approximate Gross Internal Area = 332.4 sq m / 3578 sq ft  
Cellar = 19.6 sq m / 211 sq ft  
Total = 352 sq m / 3789 sq ft



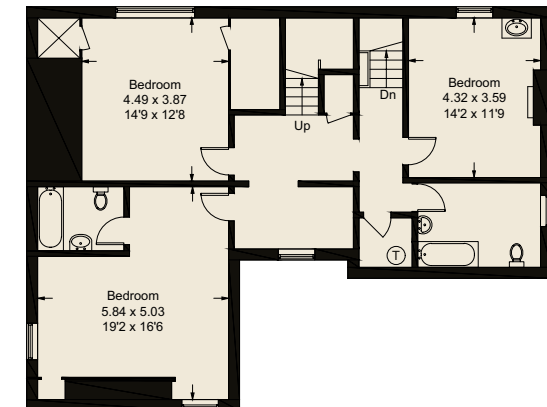
Cellar



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248966)

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