



17 RENDCOMB

CIRENCESTER, GLOUCESTERSHIRE

A well-proportioned period cottage
with a good-sized garden and
excellent views

Ground Floor: Hall • Sitting Room
Kitchen/Dining Room • Bathroom

First Floor: Three Bedrooms

Outside: Stone Outbuilding • Garden Shed



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DESCRIPTION

The property is believed to date from the 1860's when Rendcomb Park and most of the village were built. Typical of its period, the house has well-proportioned accommodation with good ceiling heights. As currently arranged, there is a good-sized kitchen/dining room, a separate sitting room and a downstairs bathroom. There are three bedrooms on the first floor. Just to the rear of the house is a useful stone outbuilding with scope for conversion to further accommodation, subject to any necessary consents, such as a utility room or office.

There is a small area of garden to the front, with the main garden to the rear. All lawn for ease of maintenance, it adjoins open pastureland to the rear and there are excellent views over the countryside beyond. There is also a timber garden shed.

SERVICES

Mains water and electricity. Private shared 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. There are no public footpaths across the property. The property will be sold subject to a covenant to the effect that there should be no alterations to the road frontage (wall and house frontage) without the Vendors' approval, such approval not to be unreasonably withheld.

PLANNING

No.17 is within the village Conservation Area and is not Listed.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band D

EPC

Band F



VIEWINGS

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

DIRECTIONS (GL7 7HB)

From Cirencester take the A435 for Cheltenham. After about 5 miles turn right for Rendcomb. Go up the hill into the village, pass the shop on your right and follow the road around to the left. No.17 will shortly be found on the right, opposite the Village Hall.

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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

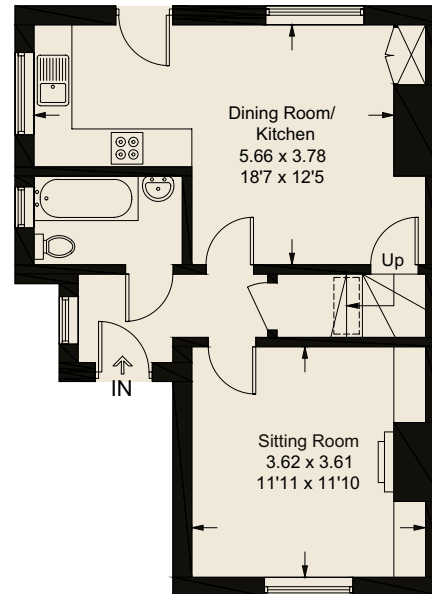
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17 Rendcomb

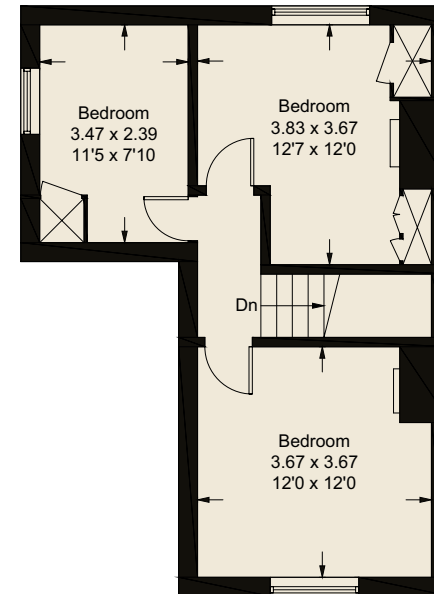
Approximate Gross Internal Area = 85.9 sq m / 925 sq ft
Outbuildings = 16.2 sq m / 174 sq ft
Total = 102.1 sq m / 1099 sq ft



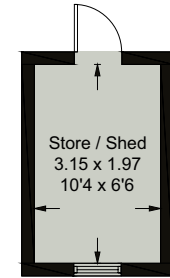
 = Reduced headroom below 1.5m / 5'0"



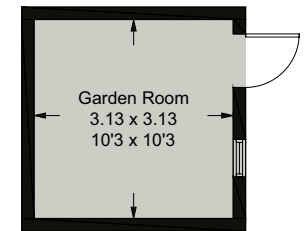
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Furlabs.co © (ID1248971)

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