

# 22A BARN COTTAGE SAPPERTON



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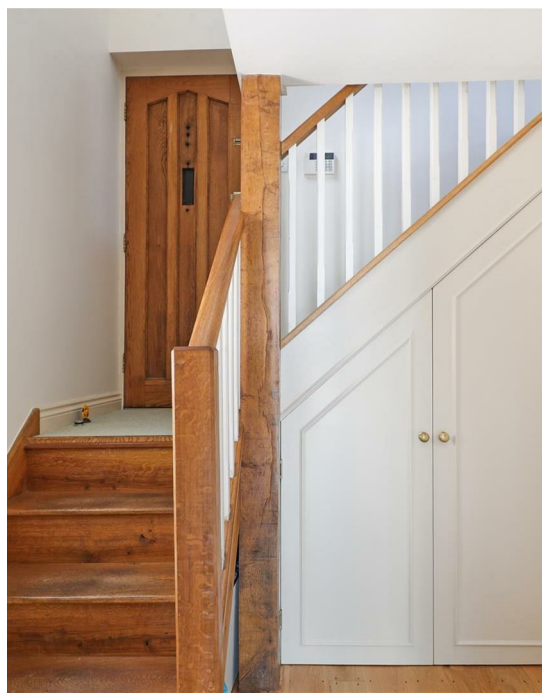
## 22A BARN COTTAGE, SAPPERTON, CIRENCESTER, GL7 6LQ

LOCATED IN AN UNSPOILT COTSWOLD VILLAGE, A CHARMING COTSWOLD STONE PERIOD HOME, WITH BRIGHT ACCOMMODATION AND A LOW MAINTENANCE GARDEN.

### *The property*

A semi-detached period home, occupying a picturesque position in the heart of this quintessential English village. Constructed in traditional Cotswold stone this pretty property exhibits great character whilst offering comfortable accommodation for modern living. The main entrance opens into a rear hall, steps down provide access to the living space and stairs up rise to the first floor. A rear hall provides useful storage and place to hang coats. The kitchen has been fitted with traditional oak fronted cabinets, integral oven, electric hob and Belfast sink. This in turn opens to a recently upgraded conservatory offering space for dining and/or seating. Oak flooring flows throughout the rear hall, kitchen and conservatory. From the kitchen a doorway leads to the adjoining sitting room, boasting a double aspect outlook, with a view over the garden and the original main entrance door opening to the lane. The room is both well-proportioned and full of charm. An exposed

stone fireplace with woodburning stove inset forms an attractive and warming focal point to the room. Located on the first floor are two bedrooms, both affording a beautiful view across the village roof tops to the wooded valley beyond. The larger of the two is particularly impressive, owing in part to its size, but also its double aspect outlook and built-in storage. Both bedrooms are served by a traditional and stylish family bathroom, fitted with a free-standing roll top bath, heated towel rail and oak floor. The property is warmed by electric heaters and is served by a shared septic tank, located on another property, owned by the Bathurst Estate.







**Guide price**  
**£480,000**

- Rear hall
- Sitting room
- Kitchen
- Conservatory
- 2 Bedrooms
- Family bathroom
- Garden
- Views - Coveted Cotswold village setting
- Current owner has consent to park overnight whilst charging car - on street parking.
- Ofcom - Ultrafast broadband available - Indoor mobile signal likely with O2

### **WITHIN EASY REACH...**

*Cirencester - 6.5 miles*

*Stroud - 8.3 miles*

*Cheltenham - 15 miles*

*Gloucester - 15 miles*

*Bath - 34 miles*

*Bristol - 37 miles*

*Kemble Railway Station - 5.8 miles*

## *Outside*

A pretty, low maintenance garden extends to one side, a limestone patio immediately adjoins the house and conservatory, where there is a wood store, beyond which lies a level lawn flanked by colourful flower border. A side gate opens onto the lane. Views across the Cotswold village rooftops to adjoining countryside can be enjoyed from both the house and garden. The owners have received written permission from the council to park their car on the adjoining footpath whilst they charge their car overnight, we recommend that the new owner seeks their own approval. The adjoining property has pedestrian access over the shared pathway.

## *Situation*

Sapperton is a highly sought-after village in the Cotswolds, quintessentially English, much of the village is still under the ownership of the Earl of Bathurst. The village and surrounding area offer unspoilt countryside, in fact the area has been designated as an Area of Outstanding Natural Beauty. The village is home to the renowned gastro pub, The Bell, an active village primary school, a parish church, and a village hall. Neighbouring Frampton Mansell provides an equally popular pub, called The Crown. The bustling market town of Cirencester, known as 'The Capital of the Cotswolds' is positioned just 6.5 miles away and provides an excellent range of independent shops, boutiques, and restaurants, as well as regular markets and several supermarkets, including Waitrose. The bohemian town of Stroud is located just 8.3 miles away, which similarly provides more extensive facilities including further supermarkets, Stroud High and Marling Grammar schools and an award-winning weekly Farmers market. The attractive town of Tetbury is within 9.4 miles and the larger centre of Cheltenham has excellent shopping and dining and is also host to literary, jazz and food festivals as well as home to the National Hunt Racing at Cheltenham racecourse. Sporting opportunities include nearby golf courses in Minchinhampton and Cirencester, sailing and water sports at the Cotswold Water Park and polo at Cirencester Park. The property is well placed for communication links enjoying easy access to major hubs and international airports in the Southwest, the Midlands and London, via the M4 and M5 motorways. Nearby Kemble Railway Station provides a direct line to London Paddington.



Approximate Gross Internal Area = 85.0 sq m / 915 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979499)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>42</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL7 6LQ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Cotswold District Council. Council Tax Band E and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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