

14 RENDCOMB
CIRENCESTER, GLOUCESTERSHIRE



Cirencester 6 miles, Cheltenham 11 miles,
Kemble Station 11 miles
(All distances and times are approximate)

**A Victorian cottage,
currently arranged as two flats,
with lovely views**

Both flats with: Sitting Room • Kitchen
Bedroom • En suite Bathroom

Outside: Gardens to front and rear • Stone shed



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DESCRIPTION

14 Rendcomb dates from the 1860's when Rendcomb Park and most of the village were built. The property is the end of a terrace of three similar cottages and is currently arranged as a 1-bedroom flat on the ground floor and a similar 1-bedroom flat on the first floor. The rooms are well-proportioned with good ceiling heights. The flats could be easily re-arranged to create a 2-3 bedroom cottage with 2 bathrooms.

There is an area of garden to the front, with the main garden to the rear. This runs down to open pasture and there are excellent views over the countryside beyond. There is a stone shed.

SERVICES

Mains water and electricity. Private shared drainage. Night storage 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

PLANNING

No.14 is within the village Conservation Area and is not Listed.

LOCAL AUTHORITY

Cotswold District Council



COUNCIL TAX

Both flats are in Band A.

EPC

Both flats are in Band E.

VIEWINGS

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

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.

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.14 will shortly be found on the right, shortly after the Village Hall on the left.

what3words: ///momentous.trickles.helm



Towns

Cirencester 6 miles
Cheltenham 11 miles
Gloucester 17 miles



Pubs

The Bathurst Arms, North Cerney 1.8 miles
The Colesbourne Inn 3 miles
Cowley Manor



Schools

North Cerney Primary School
Cheltenham College



Train Station

Kemble 11 miles

Butler 
Sherborn

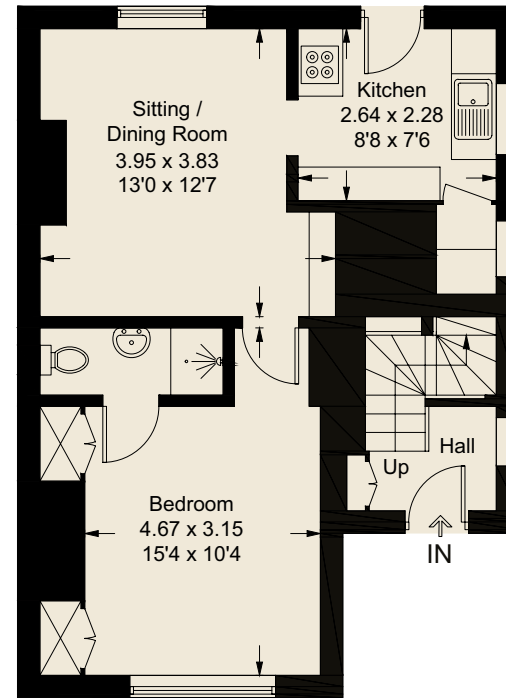
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14 Rendcomb

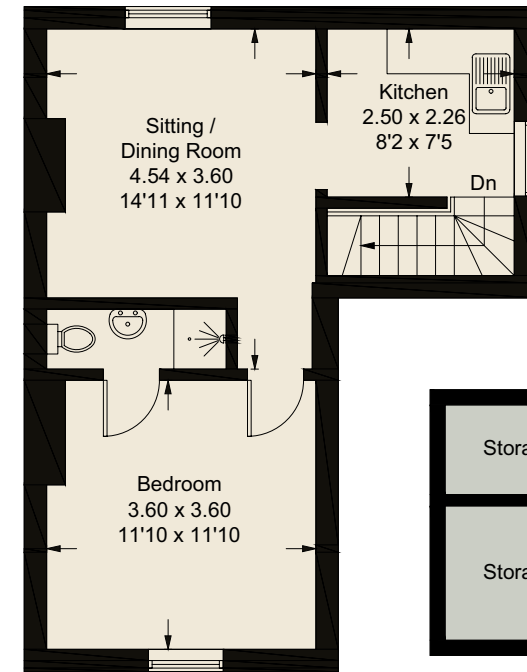
Approximate Gross Internal Area = 86.5 sq m / 931 sq ft
Storage = 6.0 sq m / 64 sq f
Total = 92.5 sq m / 995 sq f



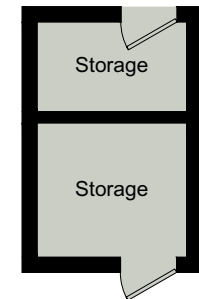
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302534)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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