






BONNETT FARM

Cheltenham Road, Colesbourne, Cirencester, Gloucestershire



BONNETT FARM COLESBOURNE

A well presented and proportioned country home with a separate office and an unconverted traditional Cotswold barn.

   EPC
4 2/3 3/6 D

Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains water, electricity, and private drainage. Oil fired central heating

Distances: Colesbourne 0.5 miles | Cowley 1 mile | Cirencester 8 miles | Cheltenham 8 miles | Kemble Station (Paddington 80 minutes) 12 miles
Swindon 23 miles | M5 (J11A) 9 miles | M4 (J15) 25 miles. (All distances and times are approximate).

Directions: What3Words: ///takes.theory.trickled

Guide Price: £1,500,000

THE PROPERTY

Bonnett Farm is an attractive, well-presented family home set in a delightful, private rural location. The property offers excellent potential for extension (subject to the necessary consents), together with approximately 5.89 acres of grounds and a range of traditional outbuildings, providing considerable scope for a variety of uses.

Originally constructed as a pair of Cotswold stone estate cottages, the house was combined and substantially extended around 50 years ago to form a single residence. The property has been modernised inside, most notably through the replacement of the bathrooms and a significant enlargement of the kitchen/breakfast room, now creating an exceptional open space ideal for living, cooking, and dining.

The house occupies an elevated, south-facing position, with the principal rooms benefiting from windows oriented to maximise the picturesque parkland views, complemented by a backdrop of mature woodland. Set discreetly away from the main house is a former stone cowbyre, which could be turned into secondary accommodation STPP. Adjacent to this is an unconverted Cotswold stone barn, currently used for storage and incorporating stabling.





SITUATION

Bonnett Farm is located in the upper reaches of the sought-after Churn Valley, pretty much equidistant from Cirencester and Cheltenham, between the Cotswold villages of Colesbourne and Rendcomb.

In Colesbourne, there is a roadside fuel station with a shop, post office, pub, restaurant and an active church. The nearest primary school is in Cowley, and in Rendcomb, there is also a shop, post office, village hall and a doctor's surgery.

The larger towns of Cirencester and Cheltenham have an extensive range of supermarkets, shops and services, as well as art, culture and science festivals throughout the year.

The property is very well placed for access to the M5 at Gloucester/Cheltenham and the M4 at Swindon, and there are rail services to London, Paddington from Kemble, Swindon or nearby Cheltenham Spa. There are many pubs and restaurants in the area, including the popular Green Dragon, Colesbourne Inn, Seven Springs, Bathurst Arms and Cowley Manor and Spa, all within a five minute drive.

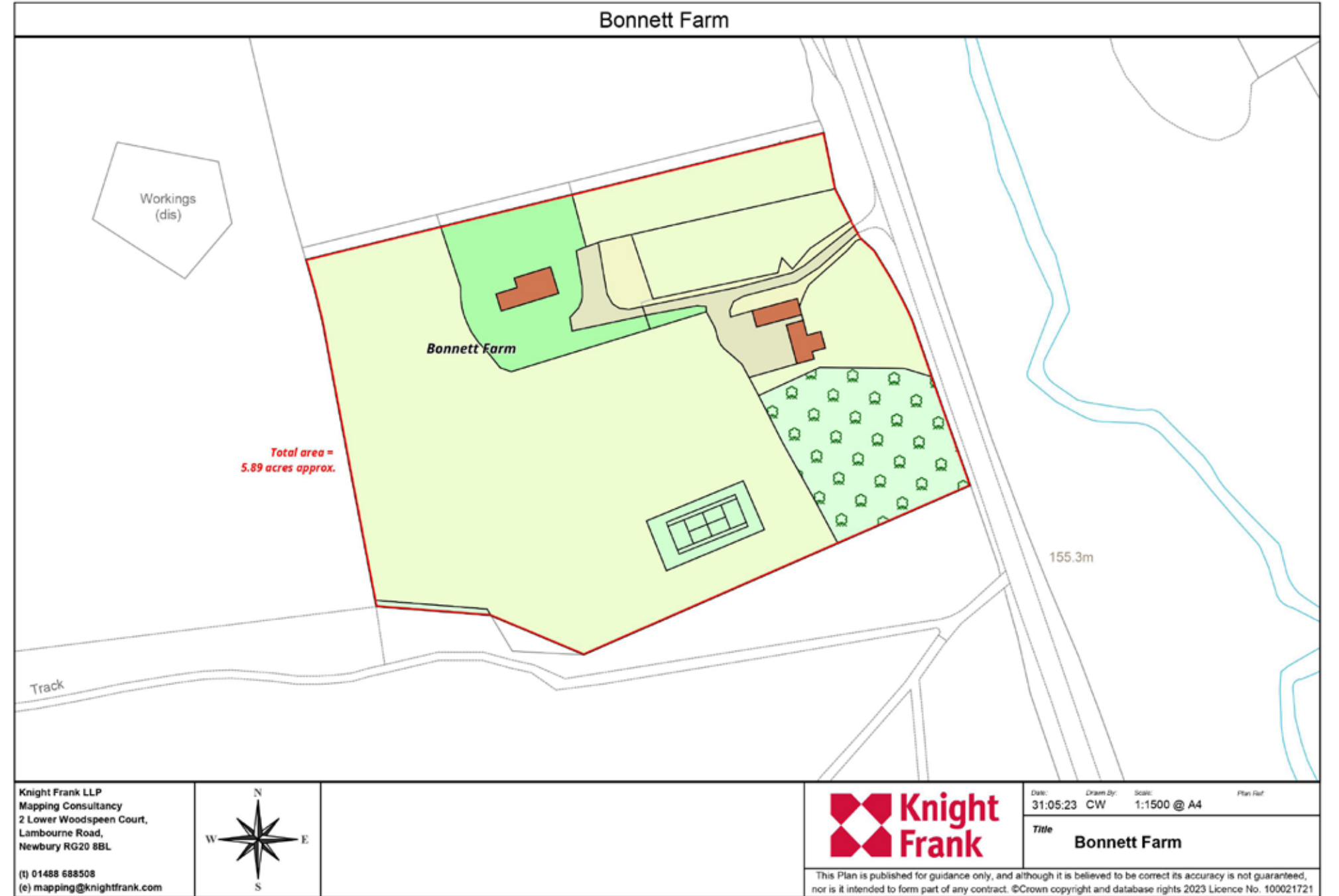
The surrounding area also offers many sporting opportunities, including golf courses in Cheltenham and Cirencester, horse racing at Cheltenham, polo at Cirencester Park, first-class rugby at Gloucester, and an extensive network of footpaths and bridleways across the region.





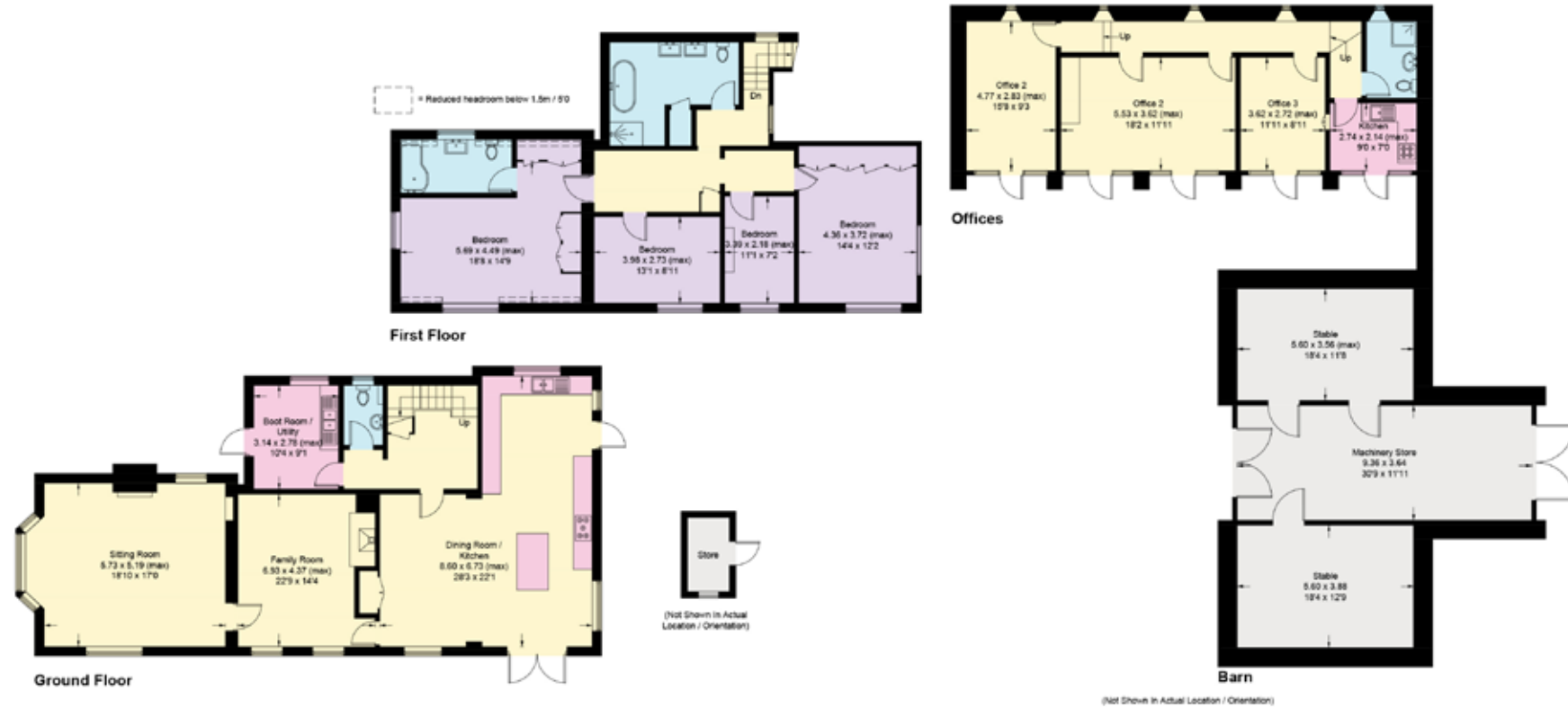
GARDENS

Bonnett Farm is set well back from the Old Cheltenham Road and is approached via timber double gates. The drive leads first to the office and stone barn, before continuing through a second pair of gates to a generous parking and turning area situated to the side of the house. The gardens and grounds surround the property, and immediately to the front lies a south-facing paved sun terrace, with direct access from the kitchen. From here, there are delightful views across the grounds, which comprise formal gardens, areas of parkland/paddock, and a tennis court, all set against a backdrop of mature woodland. To the rear of the house is a thoughtfully landscaped lawned area, featuring an impressive greenhouse to one side, as well as a further paved patio with retaining walls and a bench, an ideal setting for outdoor entertaining. Beyond the barns, in the lower corner of the property, there is a pond, while to the west of the house stands an additional outbuilding with power connected, currently used as a gym.



Bonnett Farm

Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft
 Store / Offices / Barn = 148.6 sq m / 1599 sq ft
 Total = 375.3 sq m / 4039 sq ft



Harry Pearson

01285 882003

harry.pearson@knightfrank.com

Knight Frank Cirencester

One Marlet Place

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID976026)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated March 2023. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Knight
Frank**

This is an aerial photograph of a large, rural estate. The central focus is a main house with a grey roof and several gables, surrounded by a well-manicured lawn and several large, mature trees. To the right of the main house, there is a smaller outbuilding with a red roof and a stone wall. The estate is bordered by a dense forest of green trees on the left and top. In the background, there are rolling green hills under a clear blue sky. The Knight Frank logo is overlaid in the top center of the image.