

# BAYTREE HOUSE



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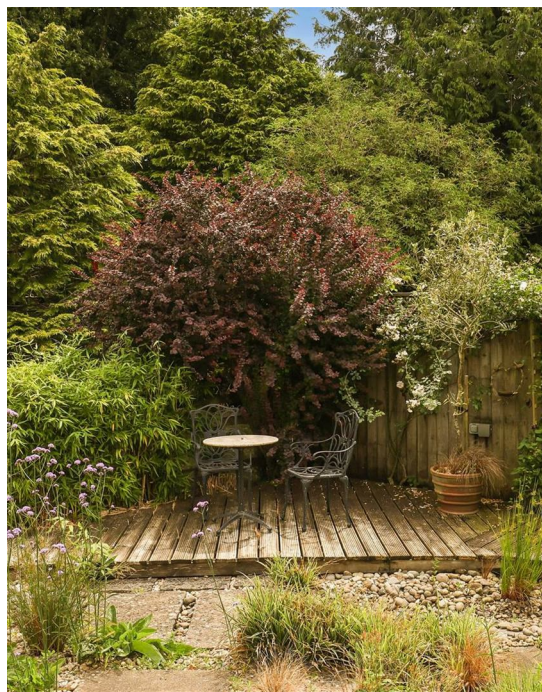
## BAYTREE HOUSE, 47 RODMARTON, CIRENCESTER, GL7 6PS

BACKING ONTO NEIGHBOURING FIELDS, A  
DETACHED 3 BEDROOM FAMILY HOME, WITH  
MATURE AND GENEROUS GARDEN, DETACHED  
DOUBLE GARAGE AND PARKING.

### *The property*

Occupying a highly sought-after Cotswold setting, backing onto open fields, this modern detached home forms part of an exclusive development. Baytree House enjoys a peaceful position on the edge of Rodmarton, home to the popular Rodmarton Primary School, while offering excellent access to Kemble station. Constructed in a traditional style, the house combines the comforts of modern living with plenty of character. A particular highlight is its idyllic setting, with gardens backing directly onto open countryside that unfolds beyond. A double garage and private driveway further enhance the home's appeal. The main entrance opens into a useful porch, leading to an inner hallway with a cloakroom. Doors open to the principal living spaces, while stairs rise to the first floor. Oak flooring flows through the hall and into the family snug, which is open plan to the hallway. The sitting room spans the depth of the house, enjoying views to the front and patio doors opening onto the

rear. An attractive fireplace with inset wood-burning stove provides a wonderful focal point to this bright room. Also accessed from the hallway is a utility room offering additional storage and direct access to the garden. The contemporary kitchen extends across the rear of the house, flowing seamlessly into a conservatory to create an excellent family and entertaining space with year-round connectivity to the garden and views. The kitchen is fitted with modern cabinetry, double ovens, an integrated dishwasher and fridge freezer, complemented by a contemporary radiator. The conservatory is tiled, fitted with blinds and has French doors opening onto the garden. A understairs cupboard completes the ground floor. The first-floor landing leads to three bedrooms and the family bathroom. All bedrooms benefit from built-in storage, while the principal bedroom is particularly spacious, enjoying double-aspect windows and en suite shower room. The property is subject to covenants, information available.





**Guide price**  
**£750,000**

- Double garage and private driveway
- Mature gardens backing onto open fields
- Porch, hall and cloakroom
- Sitting room and snug
- Kitchen opening to conservatory
- Main bedroom with ensuite shower room
- 2 further bedrooms and family bathroom
- Oil central heating, electric underfloor heating in kitchen and garden room, wall mounted electric heater in conservatory
- Shared sewage treatment plant - £40 monthly maintenance contribution.
- Ofcom - Ultrafast broadband available - good outdoor mobile coverage

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

- Kemble Railway Station - 4.1 miles*
- Tetbury - 5 miles*
- Cirencester - 7.7 miles*
- Stroud - 8.5 miles*
- Cheltenham - 18 miles*
- Bath - 29 miles*
- Bristol - 32 miles*

## *Outside*

Set back within a quiet cul-de-sac, the property is approached via an open-plan front garden with mature flower borders. A tarmac driveway provides ample parking and leads to a detached double garage with useful loft storage above. The rear garden is fully enclosed by fencing and gates, creating a safe and secure environment for both children and pets. Beautifully landscaped, the garden offers a variety of seating areas to enjoy throughout the day and is a real feature of the property. A generous paved terrace adjoins the rear of the house, providing the perfect setting for outdoor dining and entertaining. Beyond, a level lawn is framed by deep, well-stocked flower borders that provide a wonderful display of colour across the seasons. A gravel seating area occupies one corner of the garden, with a further decked terrace positioned opposite, offering additional places to relax. A pond adds further interest, while a greenhouse is positioned to the side of the house. A pedestrian door provides direct access from the garden into the garage, where the oil-fired boiler is housed. The oil tank is neatly screened behind the garage within a timber enclosure.

## *Situation*

Nestled within a conservation area in some of the Cotswolds' most beautiful countryside, Rodmarton is an unspoilt village that perfectly captures the charm of rural Gloucestershire. Renowned for its handsome period homes, historic parish church and the celebrated Arts & Crafts masterpiece, Rodmarton Manor, the village offers a peaceful setting while remaining well connected to surrounding market towns. Popular with families, Rodmarton benefits from a well-regarded village primary school, with an excellent selection of secondary, grammar and independent schools in nearby Cirencester, Stroud, Tetbury and Cheltenham. Kemble railway station, approximately 4 miles away, provides direct services to London Paddington in around 75 minutes, making the village ideal for commuters. Everyday shopping and leisure are centred on nearby Cirencester, the 'Capital of the Cotswolds', with its excellent range of independent shops, cafés, restaurants, supermarkets and sporting facilities. The thriving market towns of Tetbury and Stroud offer further attractions, including antiques, artisan retailers, award-winning farmers' markets and rail connections. A particular local favourite is Jolly Nice, just outside the village, combining an award-winning farm shop, café, butchery and lifestyle store. Surrounded by exceptional walking, riding and cycling countryside, yet within easy reach of excellent transport links and amenities, Rodmarton offers an outstanding balance of quintessential Cotswold village life and modern convenience.



Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft  
 Double Garage = 62.8 sq m / 676 sq ft  
 Total = 188.8 sq m / 2032 sq ft

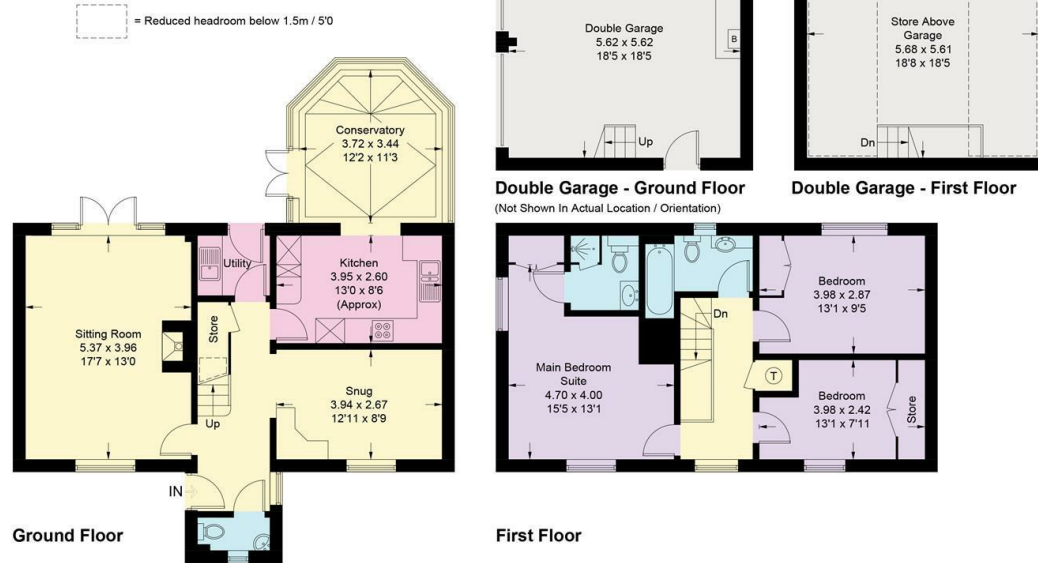


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315702)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

## Useful Information

**Tenure:** Freehold

**Postcode:** GL7 6PS

**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 D

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.

