



## HILL VIEW




Sapperton, Cirencester, Gloucestershire





# HILL VIEW SAPPERTON

An impeccably presented Cotswold stone house with beautiful gardens, far-reaching views and parking, set in the heart of this unspoilt Cotswold village.

			EPC
3	2	3	E

Local Authority: Cotswold District Council    Council Tax band: E    Tenure: Freehold  
Services: Mains water and electricity. Private drainage. Underfloor central heating on the ground floor.

Directions: What3Words: /// backpacks.timeless.motor

Distances: Kemble 5.5 miles (London Paddington from 73 minutes) | Cirencester 6 miles | Tetbury 9 miles | Cheltenham 15 miles  
Bristol Airport 45 miles | London Heathrow 85 miles | Central London 100 miles (all distances and times are approximate).

Guide price: £1,150,000





## GARDENS AND GROUNDS

The cottage is discreetly set behind beautifully crafted woven willow hurdle fencing, framed by a mature hedge and a charming pedestrian gate. Elegant matching double gates reveal a gravelled driveway to the side, providing discreet and practical off road parking.

The side and rear gardens have been exquisitely landscaped, with coordinated willow fencing forming raised beds and a series of thoughtfully defined garden rooms. Alongside a secluded paved terrace ideal for entertaining, there are several additional al fresco seating areas, two with pergolas, all gracefully arranged around the central lawn to create a tranquil and inviting outdoor retreat. The garden enjoys stunning far-reaching views.





# SITUATION

Sapperton is an unspoilt and highly sought-after Cotswold village, situated about five miles East of Cirencester. The village, which is very well protected by the Bathurst Estate, is predominantly made up of period houses and cottages and supports a Parish Church, a Primary School, a Village Hall, and two Pubs: The surrounding countryside is beautiful with deep coombes and wooded valleys contrasting with the open spaces provided by adjacent farmland and the beautiful Cirencester Park.

The area has an excellent selection of schools, including Beaudesert Park, Wycliffe, Westonbirt, Rendcomb, Cheltenham Ladies' College, Cheltenham College, and Marlborough College. There are also excellent local schools, including Deer Park, Stroud High School and Pates Grammar School.

There are also excellent sporting activities, including polo at Cirencester Park, gliding at Aston Downs, golf at Minchinhampton and Cirencester, hunting with the VWH, racing at Cheltenham and Bath, water sports at the Cotswold Water Park and Rugby at Gloucester. There is a very active tennis club based in the grounds of Cirencester Park. The surrounding countryside offers excellent riding and walking with it's network of bridleways and footpaths.







## THE PROPERTY

Perfectly positioned at the heart of this popular village, Hill View enjoys this Cotswold village setting, benefitting from stunning rural views. This Grade II listed property is rich in charm and character and is perfectly proportioned throughout with good ceiling heights. It has been thoroughly modernised and extended by the current owners to create a wonderful balance of period living with all the contemporary aspects needed for modern-day aspirations. This has created a fantastic home with plenty of entertaining space both inside and out.

The entrance hall leads to a beautifully appointed sitting room, centred around an impressive stone fireplace, and a gracious formal dining room, ideal for refined entertaining. The kitchen is impeccably finished with a range oven, bespoke shaker-style cabinetry, and quartz work surfaces, with a traditional stable door opening on to the gardens.

Beyond an impressive contemporary extension, completed in 2025, reveals an exceptional light-filled living and dining space, enhanced by architectural rooflights and an eco-friendly living roof. Expansive sliding doors open on to a large, secluded, paved terrace, creating a seamless, elegant transition between the interior and the garden, an outstanding setting for both sophisticated entertaining and relaxed living.

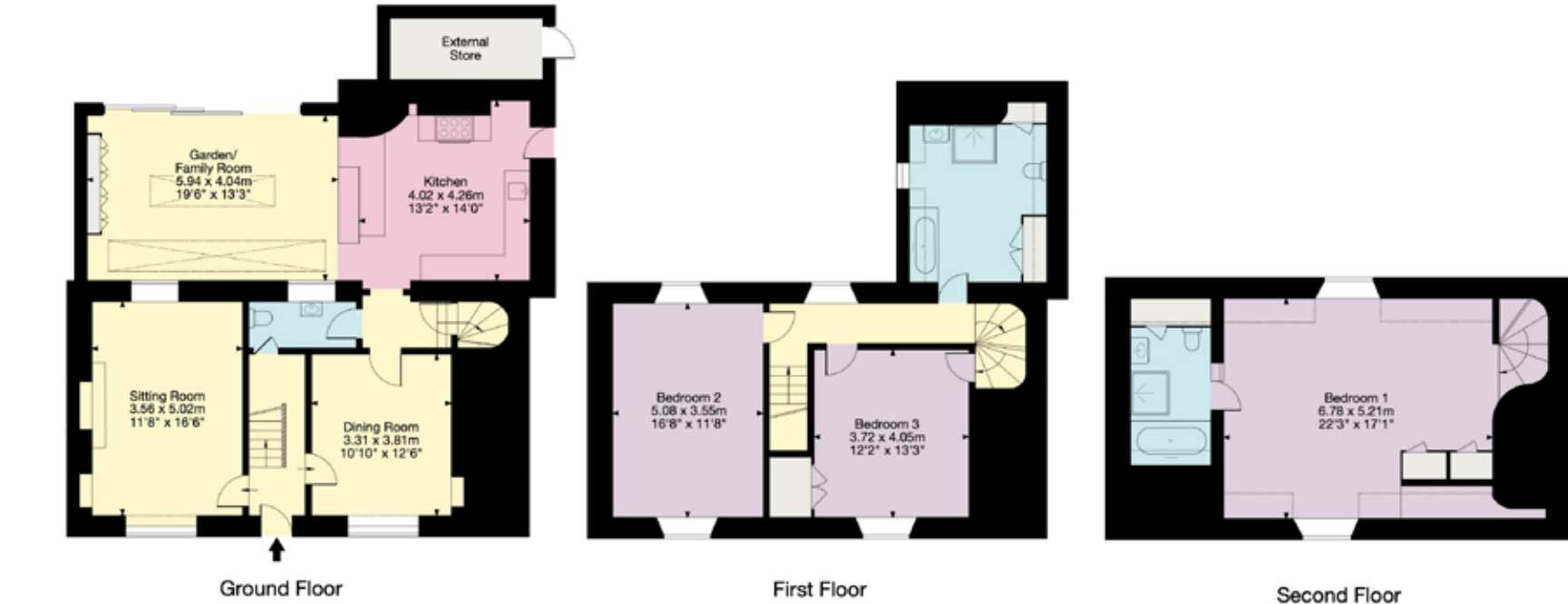
This beautifully appointed home features three generously sized bedrooms. The principal suite with a stunning vaulted beamed roof offers a luxurious en suite shower room and a spacious walk in wardrobe, providing comfort and convenience. A well-presented family bathroom serves the remaining bedrooms.





# Sapperton Cirencester, Gloucestershire

Gross Internal Area (Approx.)  
Main House = 192.7 sq m / 2,074 sq ft  
External Store = 5.4 sq m / 58 sq ft  
Total = 198.1 sq m / 2,132 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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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)



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