



CEDAR HOUSE

PERROTT'S BROOK, GLOUCESTERSHIRE

A well-presented and extended 1930's detached family house with an annexe, positioned on a no through road and surrounded by a large, mature garden

Ground Floor: Hall • Sitting Room • Study
Kitchen/Dining Room • Conservatory
Utility Room • Cloakroom

First Floor: Five Bedrooms (one en suite)
Family Bathroom

Outside: Mature Lawned Garden • Driveway with
Ample Parking • Separate One Bedroom Annexe

Butler 
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DESCRIPTION

Perrotts Brook is a charming small hamlet less than three miles from Cirencester. Cedar House, built in the 1930's as part of an exclusive development designed by Eric Cole Architects, occupies an elevated position within a plot just shy of 0.7 acres, situated within the Cotswold National Landscape (formerly known as the AONB). The house is well suited for family living and entertaining and the accommodation includes, on the ground floor, a sitting room with open fire, separate study, a well-fitted kitchen/dining room with marble worktops and electric Rangemaster cooker which leads into the conservatory, a large utility/boot room with access onto the rear garden and separate guest cloakroom. On the first floor, the principle bedroom has an en suite bathroom with separate shower cubicle and there are four further bedrooms along with a family bathroom. Four of the bedrooms have fitted wardrobes and there is a large attic, boarded and with a skylight, providing valuable additional storage space.

OUTSIDE

Annexe

To the left of the driveway is the well-appointed one-bedroom annexe which provides ancillary accommodation to the main house. It comprises a sitting room which leads through to a double bedroom and en suite shower room.

Garden

The mature lawned garden is naturally screened for privacy by many mature trees and hedges. At the lower end there is a small orchard. Adjacent to the house there is ample parking for several cars.





SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Broadband connected - Gigaclear. 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, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

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.



TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G



EPC

Band E

VIEWINGS

Viewings strictly by appointment only.
Please telephone Butler Sherborn, Cirencester Office -
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DIRECTIONS (GL7 7BN)

From Cirencester, take the Cheltenham Road (A435), through Stratton and soon after going under the dual carriage way, take the left-hand slip road onto Cutham Lane, signposted Perrotts Brook shortly before. After a short distance, take the left-hand road, clearly signposted 'Private Lane', proceed up the hill and take the first turning on your left. Cedar House will be on your left-hand side.

what3words: ///brothers.prepped.outdoor



Cedar House

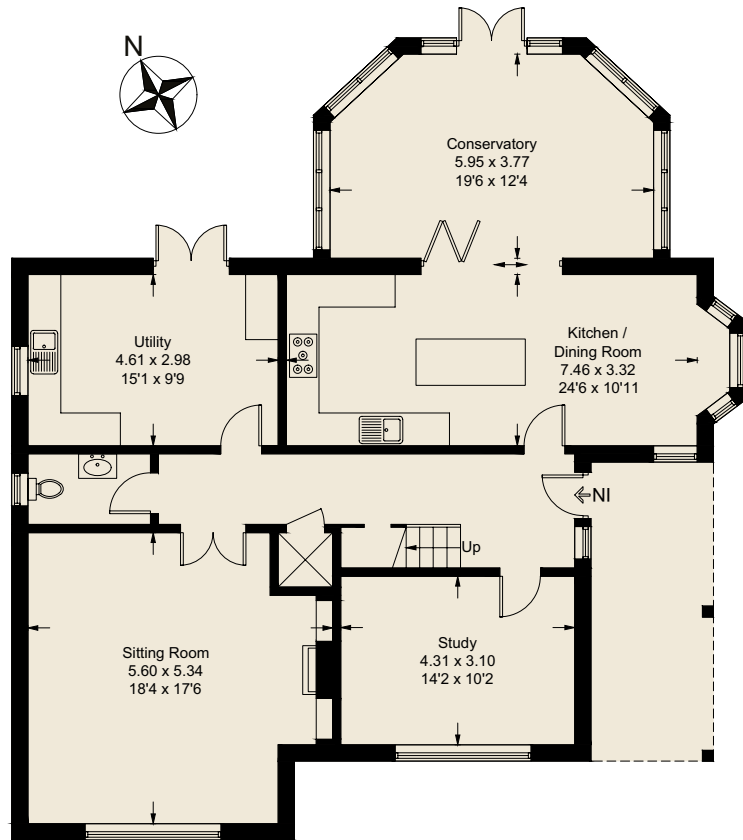
Approximate Gross Internal Area = 261.0 sq m / 2809 sq ft

Annexe = 32.5 sq m / 350 sq ft

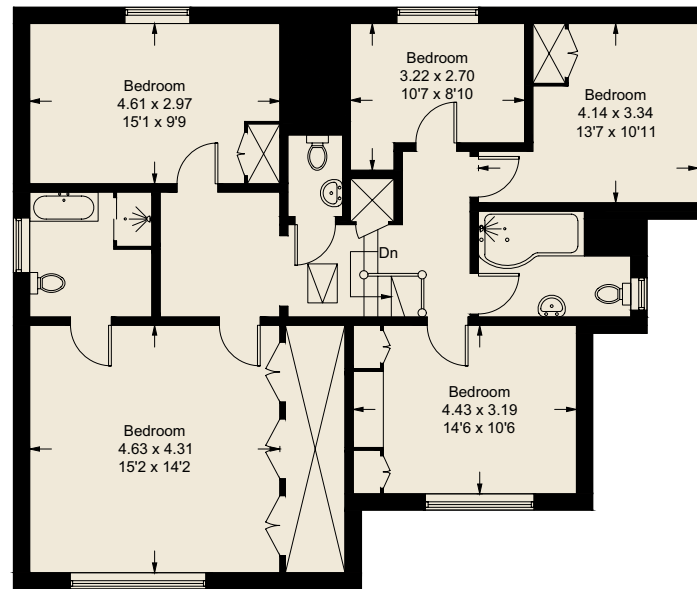
Total = 293.5 sq m / 3159 sq ft
(Including Loft)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1336021)

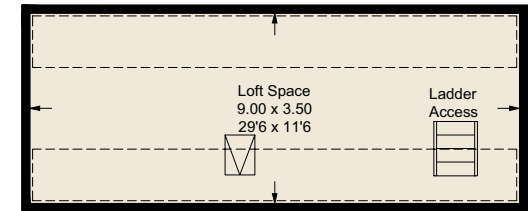
 = Reduced headroom below 1.5m / 5'0"



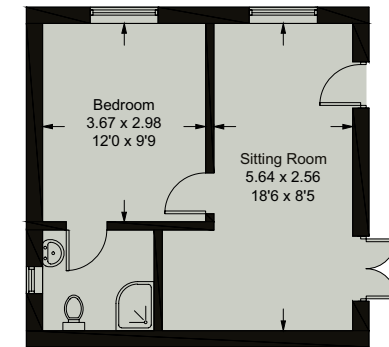
Ground Floor



First Floor



Loft



Annexe



Pubs

The Plough Inn, Stratton 2 miles
 The Bathurst Arms, North Cerney 2 miles
 The Pig in the Cotswolds 4 miles
 The Crown at Ampney Brook 5.5 miles
 The Tunnel House Inn, Coates 7 miles



Towns

Cirencester 2.5 miles
 Cheltenham 13.5 miles
 Gloucester 16 miles
 Tetbury 13 miles



Schools

North Cerney Primary School 2 miles
 Deer Park School, Cirencester 4 miles
 Kingshill School, Cirencester 4 miles
 Hatherop Castle School, 11 miles
 Pate's Grammar School, Cheltenham 16 miles
 Stroud High School 14 miles
 Marling School, Stroud 14 miles



Train Station/M4

Kemble 7 miles
 Stroud 13.5 miles
 Jct 16 M4 20 miles
 Jct 11A M5 13 miles

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