






FAR PARK

Rendcomb, Cirencester, Gloucestershire



A BEAUTIFULLY POSITIONED COTSWOLD STONE HOUSE OFFERING SPACE, PRIVACY AND SECLUSION.

Exceptional gardens, paddocks and woodland set within 120 acres with rural views. A fabulous unlisted home as is as well as a unique development opportunity for a truly private rural estate.

   EPC
7 3 2 F

Tenure: Freehold

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

Local authority: Cotswold District Council

Council Tax Band: G

What3Words: ///food.dialects.final

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Offers in excess of: £2,500,000

SITUATION

Far Park is approximately one mile from the village of Rendcomb and enjoys an enviable position on the edge of the beautiful Churn Valley, with exceptional open views across the surrounding countryside.

The nearby village of Colesbourne, about 1.5 miles away, provides a petrol station with shop, post office, pub and inn, along with an active local church. Rendcomb itself offers a range of everyday amenities, including a village shop and post office, a village hall, a doctor's surgery, and a church.

Cirencester, approximately six miles away, and Cheltenham, around eleven miles distant, both provide an extensive selection of shops, department stores, and professional services. Cheltenham is particularly renowned for its cultural and science festivals held throughout the year.

The property is well positioned for transport links, with convenient access to the M5 at Junction 11A and to the M4 via Swindon. Rail services to London Paddington are available from Kemble (journey time approximately 70 minutes) and Swindon (approximately 55 minutes).

The area is well known for its excellent educational facilities, including Cheltenham Ladies' College, Cheltenham College, Beaudesert Park School, Westonbirt School and Dean Close School, as well as a strong selection of primary and secondary schools.

Sporting and recreational opportunities are plentiful, with golf at Cirencester and Cheltenham, polo at Cirencester Park, and National Hunt racing at Cheltenham Racecourse. The surrounding countryside also offers an extensive network of footpaths and bridleways, ideal for walking and riding.

Distances:

Rendcomb 1 mile | Cirencester 7 miles | Cheltenham 12 miles | Kemble Station (trains to London Paddington) 12 miles | M5 (J11A) 14 miles | M4 (J15) 25 miles. (All distances and times are approximate)





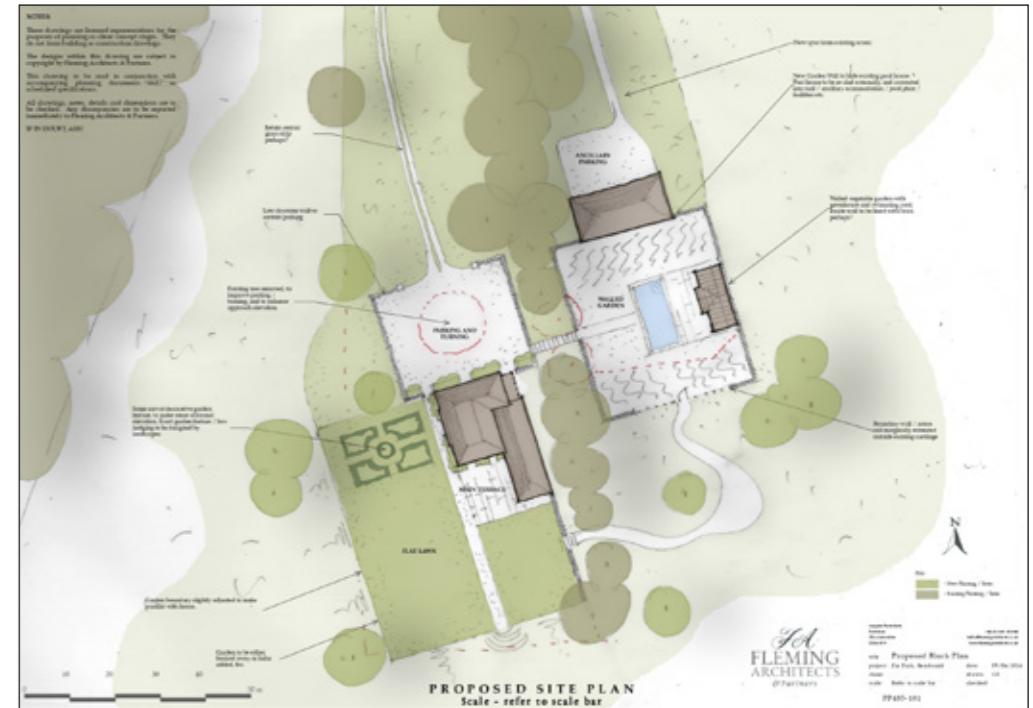
THE PROPERTY

Far Park is an impressive Cotswold stone house, approached via a sweeping private drive and set beautifully within approximately 120 acres of its own land. The house sits well within the plot, enjoying a sense of seclusion and privacy, with far-reaching views across its surrounding gardens, woodland and meadowland.

The main house offers generous, versatile accommodation, providing ample space for everyday family living and entertaining. The ground floor comprises well proportioned reception areas, including a magnificent double height living room with mezzanine above, complemented by a separate kitchen. Far Park has six bedrooms and three bathrooms, creating a substantial, highly adaptable family home.

While Far Park is currently very comfortable and perfectly habitable, it also offers incoming owners an exciting opportunity to enhance and personalise both the house, the barn and the surrounding gardens to suit their vision. Initial concept sketches have been prepared by Christian Fleming Architects and are included within the brochure. Further details can be made available on request. All proposed works would, of course, be subject to the necessary planning consents.



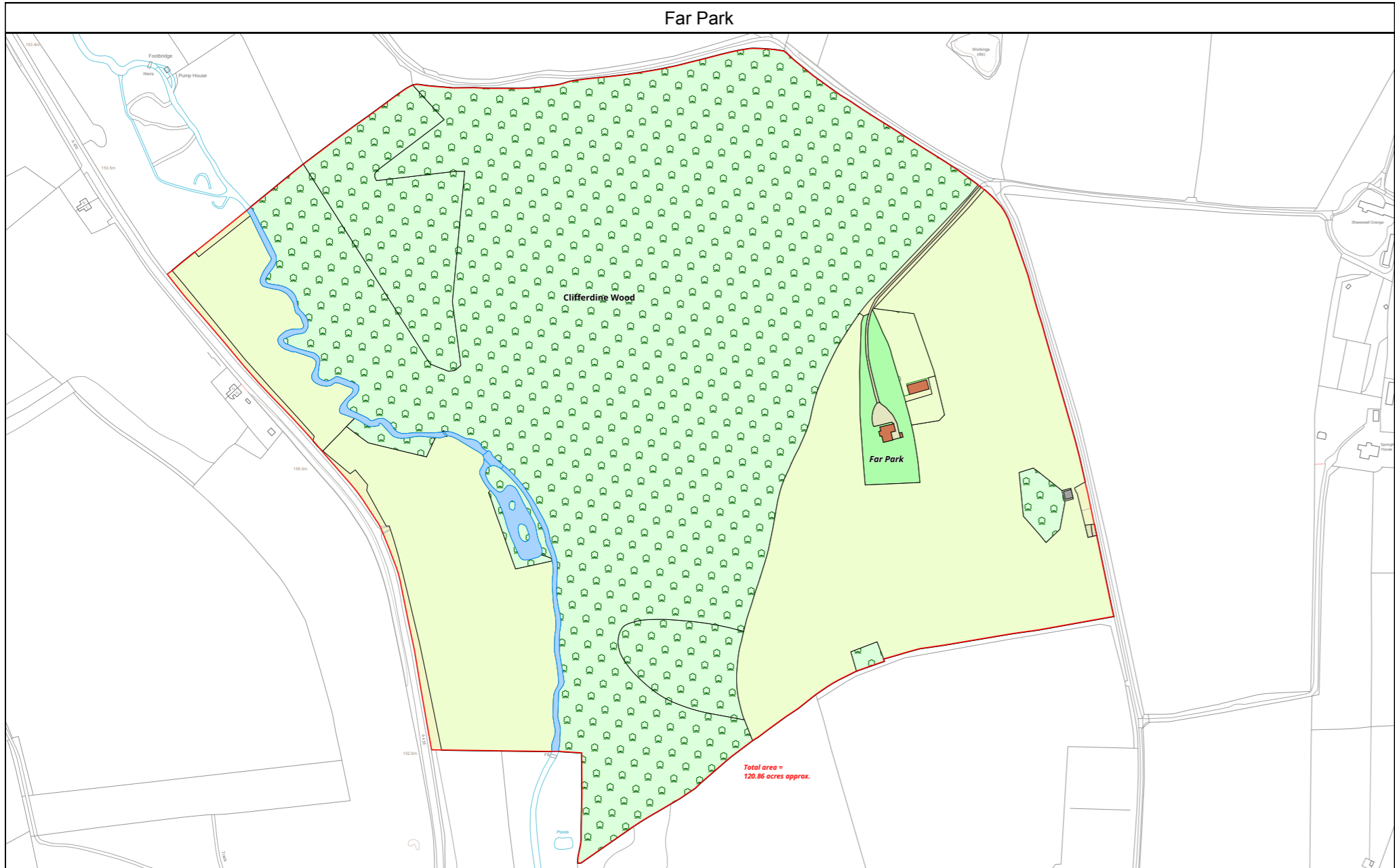


GARDENS & GROUNDS

The gardens and grounds at Far Park are a particularly special feature, extending to approximately 40 acres immediately surrounding the house and providing a beautiful, unspoilt setting. Beyond this lie a further 80 acres of gently rolling meadow and mature woodland, which run parallel to and are intersected by the River Churn, creating a rich and varied landscape with excellent biodiversity.

The land has traditionally supported grazing sheep and would equally lend itself to equestrian use, with ample space for paddocks and the potential to introduce stabling, subject to the necessary consents. The woodland remains ideally suited to a variety of sporting and recreational pursuits. At the same time, the river adds both visual interest and a sense of tranquillity as it flows through the property. Together, the gardens, meadow and woodland offer a rare opportunity to enjoy a truly private rural estate, combining beauty, amenity and lifestyle appeal.

Far Park used to hold a private shoot, and with its other amenities could be ideal for those looking to create a stunning, bespoke private sporting estate.

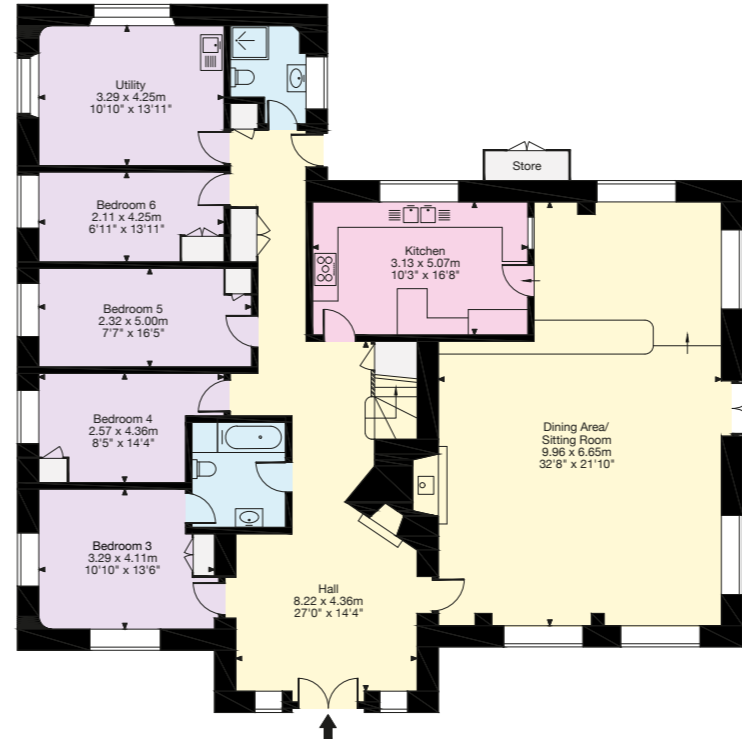


Land Development Services Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
 Telford Road
 Salisbury SP2 7GL
 (e) planprep@lds-survey.co.uk

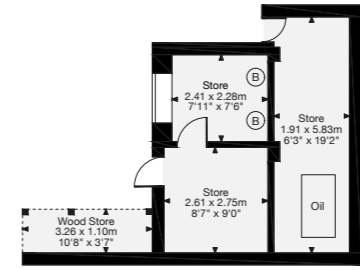
LD S
 Land & Building Surveyors

Date: 02.12.25 Drawn By: CW Scale: 1:3500 @ A3 Plot Ref: 20658
 Title: Far Park

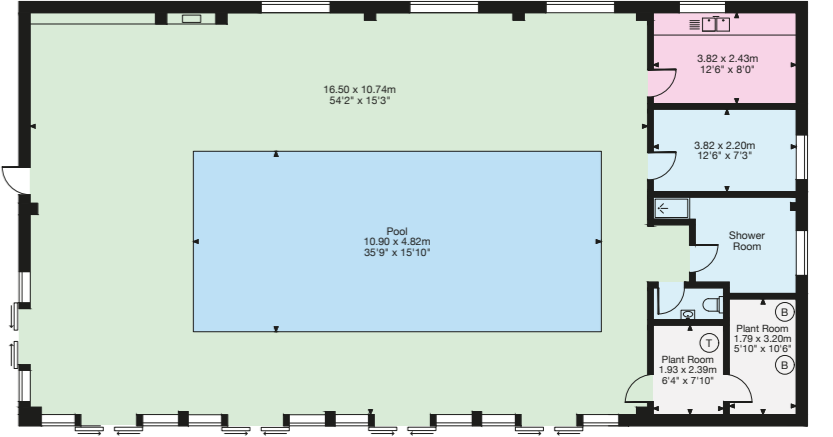
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2025. Licence No. AC000818786



Gross Internal Area (Approx.)
 Main House = 325 sq m / 3,498 sq ft
 Outbuilding = 24 sq m / 258 sq ft
 Pool House = 219 sq m / 2,357 sq ft
 Total Area = 568 sq m / 6,113 sq ft



Outbuilding



Pool House



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.

We would be delighted
to tell you more.

Harry Pearson
01285 882 003
harry.pearson@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE

Rupert Sturgis
01285 882 001
rupert.sturgis@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE

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

Your partners in property

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 April 2026. Photographs and videos dated April 2026. 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.