



WATERSIDE HOUSE

BAUNTON, GLOUCESTERSHIRE

An extended and recently renovated edge of village house with garaging and sweeping gardens leading down to the river Churn overlooking paddocks and woodland

Ground Floor: Entrance hall • Sitting room
Kitchen/dining/family room • Study
Utility room & larder • Cloakroom

First Floor: Galleried landing • Main bedroom with shower room • Guest bedroom with plunge bath/shower room • Three further bedrooms
Family bath and shower room • Attic space

Outside: Double garage, Private parking, Terrace, Generous gardens and River frontage

All in about 1 acre

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DESCRIPTION

Situated on the edge of the popular village of Baunton, just outside Cirencester, Waterside House is a well-presented detached family home in a particularly attractive setting, with views over its gardens and neighbouring paddocks. The property is well presented throughout having recently been updated and offers well-balanced accommodation with excellent family and entertaining space.

The house opens into an entrance hall, with a comfortable sitting room to one side with a woodburning stove. To the other is the impressive part oak and glass extended kitchen, dining and family room, which forms the heart of the house. The room is exceptionally well suited to both family life and entertaining, with a large central island, woodburning stove & oven, ceiling lantern and oak bi-folding doors opening directly onto the garden terrace. The views across the gardens and surrounding paddocks are a particular feature. Also on the ground floor is a study, utility room and cloakroom.

Upstairs, a galleried landing leads to the main bedroom suite, positioned at the rear of the house and with dual-aspect views, with an adjoining shower room. There is a further guest bedroom with its own bath/shower room, while three additional bedrooms are served by the family bathroom.

The approach is via a shared section of driveway before continuing onto Waterside House's own private driveway. There is ample parking to the front in addition to a detached double garage with upper floor storage space.

The southwest facing gardens are a real feature of the property, with a wide terrace spanning the rear of the house and providing a natural extension to the kitchen and family room. Beyond is a sweeping lawn, with a small orchard to one side overlooking open paddocks.



A further area of garden extends beyond this and leads down to the river, creating a particularly attractive setting and including a summer house with terrace set on the riverbank and overlooking the woodland .

SITUATION & AMENITIES

Waterside House is located in the charming village of Baunton on the River Churn and within easy access of Cirencester. Comprising of a picturesque hamlet of houses, the village is surrounded by glorious countryside and superb walking from the doorstep. Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets, and a large variety of independent shops, boutiques, pubs and restaurants.

Cheltenham only a short drive to the north also offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing. Sporting opportunities are abundant with nearby golf courses in Cirencester, Cheltenham and Minchinhampton. Bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park. Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the Southwest, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

SERVICES

Mains water, gas and electricity. Gigaclear "ultrafast". Drainage to a sewage treatment plant. Gas central heating. No tests to the suitability of services have been carried out. 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 some may be available by separate negotiation.

TENURE

Freehold with vacant possession.

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.

LOCAL AUTHORITY

Cotswold District Council





COUNCIL TAX

Band G

EPC

Band C

VIEWINGS

Strictly by appointment only.

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DIRECTIONS (GL7 7BB)

Come into Baunton from the A435 Cheltenham Road, over the bridge and continue round the left bend. Keep left onto the no through road signed towards 'The Church' and Waterside House is down the third driveway on the left-hand side.

what3words: ///paddocks.trophy.chest

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Waterside House

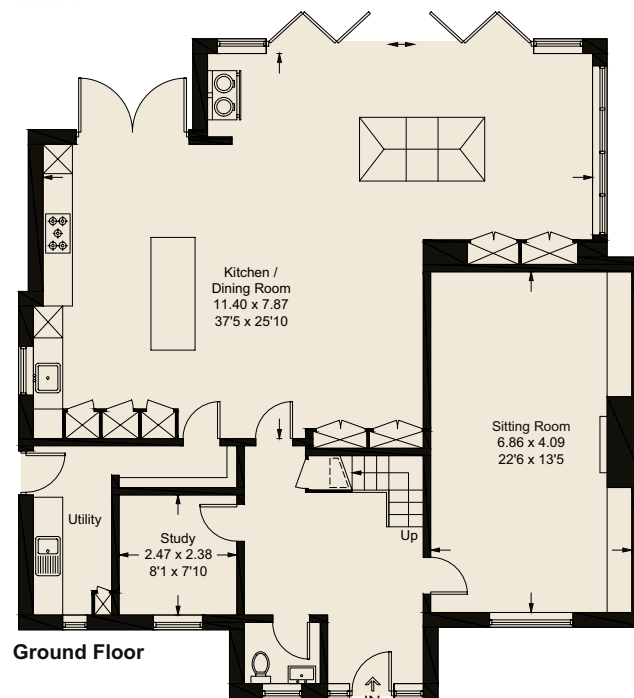
Approximate Gross Internal Area = 234.1 sq m / 2520 sq ft

Garage = 31.1 sq m / 335 sq ft

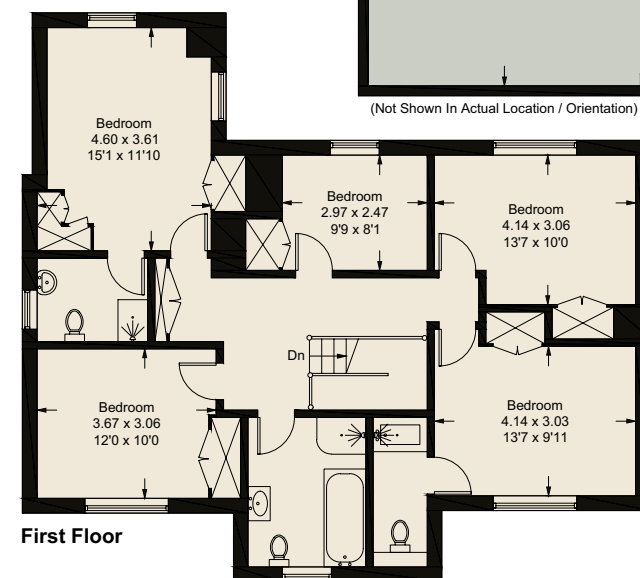
Total = 265.2 sq m / 2855 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335375)

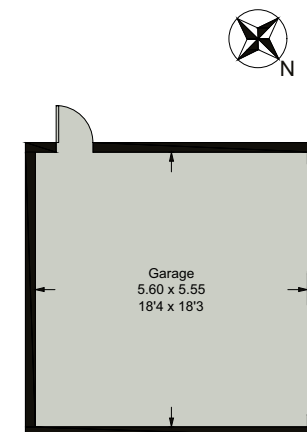
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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