



15 RENDCOMB

CIRENCESTER, GLOUCESTERSHIRE

**An attractive Victorian cottage  
with a good-sized garden  
and excellent views**

**Ground Floor:** Hall • Sitting room  
Kitchen/Dining room • Cloakroom/Utility

**First Floor:** Three bedrooms • Shower room

**Outside:** Stone outbuilding • Garden



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## DESCRIPTION

The cottage is believed to date from the 1860's when Rendcomb Park and most of the village were built. The house has well-proportioned accommodation with good ceiling heights. There is a good-sized kitchen/dining room, a separate sitting room and a downstairs cloakroom/utility, and 3 bedrooms and a shower room on the first floor. Just to the rear of the house is a useful stone outbuilding.

There is a small area of garden to the front, with the main garden to the rear. All lawn for ease of maintenance, it adjoins open pastureland to the rear and there are excellent views over the countryside beyond.

## SERVICES

Mains water and electricity. Private shared drainage. Oil-fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## TENURE

Freehold with vacant possession

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings 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. There are no public footpaths across the property. The property will be sold subject to a covenant to the effect that there should be no alterations to the road frontage (wall and house frontage) without the Vendors' approval, such approval not to be unreasonably withheld.

## PLANNING

No.15 is within the village Conservation Area and is not Listed.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band D

## EPC

Band E

## VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office T 01285 883740. Email@ [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL7 7HB)

From Cirencester take the A435 for Cheltenham. After about 5 miles turn right for Rendcomb. Go up the hill into the village, pass the shop on your right and follow the road around to the left. No.15 will shortly be found on the right, just after the Village Hall.

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### Towns

Cirencester 6 miles  
Cheltenham 11 miles  
Gloucester 17 miles



### Pubs

The Bathurst Arms, North Cerney 1.8 miles  
The Colesbourne Inn 3 miles  
Cowley Manor



### Schools

North Cerney Primary School  
Cheltenham College



### Train Station

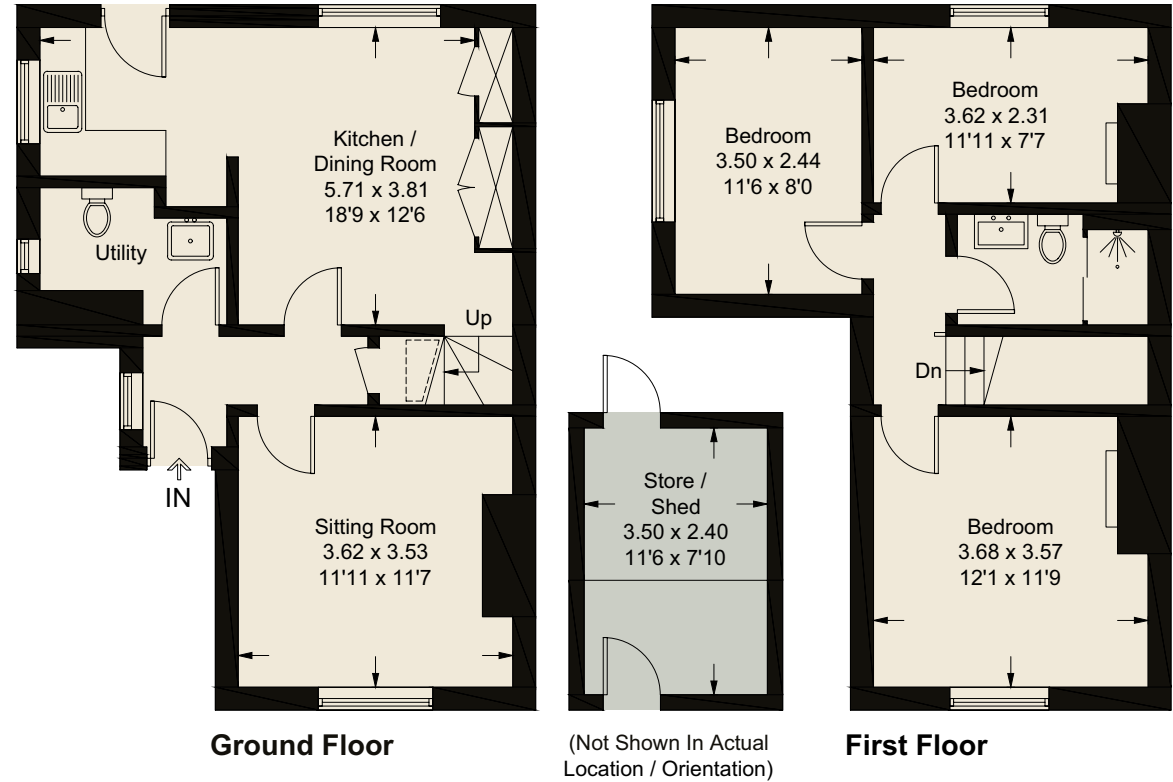
Kemble 11 miles

## 15 Rendcomb

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft  
Store / Shed = 8.4 sq m / 90 sq ft  
Total = 91.6 sq m / 985 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274071)



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