



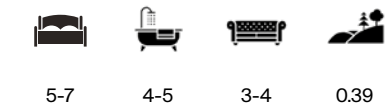
THE MALT HOUSE

34 Rodmarton, Cirencester, Gloucestershire



THE MALT HOUSE RODMARTON

A beautiful characterful five bedroom Cotswold stone village home with a separate cottage/annexe, garaging, extensive parking and a stunning walled garden with beautiful views across neighbouring countryside.



Local Authority: Cotswold District Council Council Tax band: G EPC: Main house F, Annexe D Tenure: Freehold

Flying freehold: The first floor of the neighbouring property (The Malt House Barn) has a flying freehold over the ground floor garage and utility room of The Malt House.

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

Directions: What3Words: ///acids.denim.daredevil

Guide Price: £1,250,000



THE PROPERTY

The Malt House is an elegant attached Grade II listed Cotswold stone house, discreetly positioned along a peaceful village lane in the highly sought-after village of Rodmarton. The property enjoys enchanting, far-reaching views across open countryside and over its beautifully tended, walled cottage gardens, creating a setting of rare tranquillity.

The main house is exceptionally well-appointed and rich in character, showcasing a fine array of period features, including impressive ceiling heights, exposed beams, handsome fireplaces and a striking vaulted entrance hall with an open landing area. These architectural details blend seamlessly with a refined yet welcoming atmosphere, creating a home of considerable charm and quality. At the heart of the house lies a classic farmhouse-style kitchen with an AGA, perfectly suited to both everyday living and relaxed entertaining.





THE PROPERTY

The bedrooms are all generously proportioned and enjoy either garden or open countryside views. The top floor provides a particularly appealing space, comprising a delightful triple-aspect vaulted bedroom area with exposed beams, a bathroom and extensive built-in storage. This versatile accommodation lends itself equally well to use as a luxurious principal suite, guest bedroom, home office, studio or gym.

Set to the side of the main house and garden is "The Wheelwright's" a charming two-storey cottage offering excellent, flexible ancillary accommodation. Arranged predominantly on the ground floor, it comprises a kitchen/dining room, a generous sitting room with a feature fireplace, a shower room and a bedroom. The second floor comprises storage room and a second bedroom with two further rooms leading off. There is potential for a separate access via external steps, subject to relevant permissions. There is also an integral garage.

Distances:

Kemble Station 3 miles (London Paddington 80 mins) | Tetbury 5 miles | Cirencester 6 miles | M5 (J11a) 15 miles | M4 (J15) 18 miles. (All distances and times are approximate).



The Annexe



The Annexe



The Annexe



The Annexe



SITUATION

The Malt House is situated in the attractive and unspoilt village of Rodmarton, within the Cotswolds Area of Outstanding Natural Beauty. Rodmarton is a historic village mentioned in the Domesday Book and is characterised by its fine 12th-century church, along with a collection of manor houses, barns and traditional cottages.

The village enjoys a strong sense of community, with an active village hall, a cricket ground and a primary school. There are excellent walks directly from the front door, while the neighbouring village of Cherington also has a cricket club. Close by is Jolly Nice, which has a farm shop, butchers, an interior shop and a café; they hold various events there over the year.

The area is particularly well regarded for schooling, with local primary schools at Kemble, Sapperton and Rodmarton. Private schools in the region include Westonbirt School, Beadesert Park, St Mary's Calne, Cheltenham College, Cheltenham Ladies' College and Marlborough.

There is a wide range of sporting and leisure opportunities nearby, including racing at Cheltenham, Bath and Newbury; hunting with the VWH and Cotswold; polo at Cirencester, Westonbirt and Edgeworth; rugby at Gloucester and Bath; and water sports at the Cotswold Water Park.

The nearby market town of Tetbury offers a wide range of boutique shops, cafés and restaurants, while Cirencester provides a broader selection of amenities, including a Waitrose supermarket. The surrounding area is also well served by a number of excellent pubs and restaurants, including The Thames Head at Tarlton, The Tunnel House at Coates, The Wild Duck at Ewen, The Bell at Sapperton, The Trouble House, Calcot Manor at Tetbury and Whatley Manor at Easton Grey.



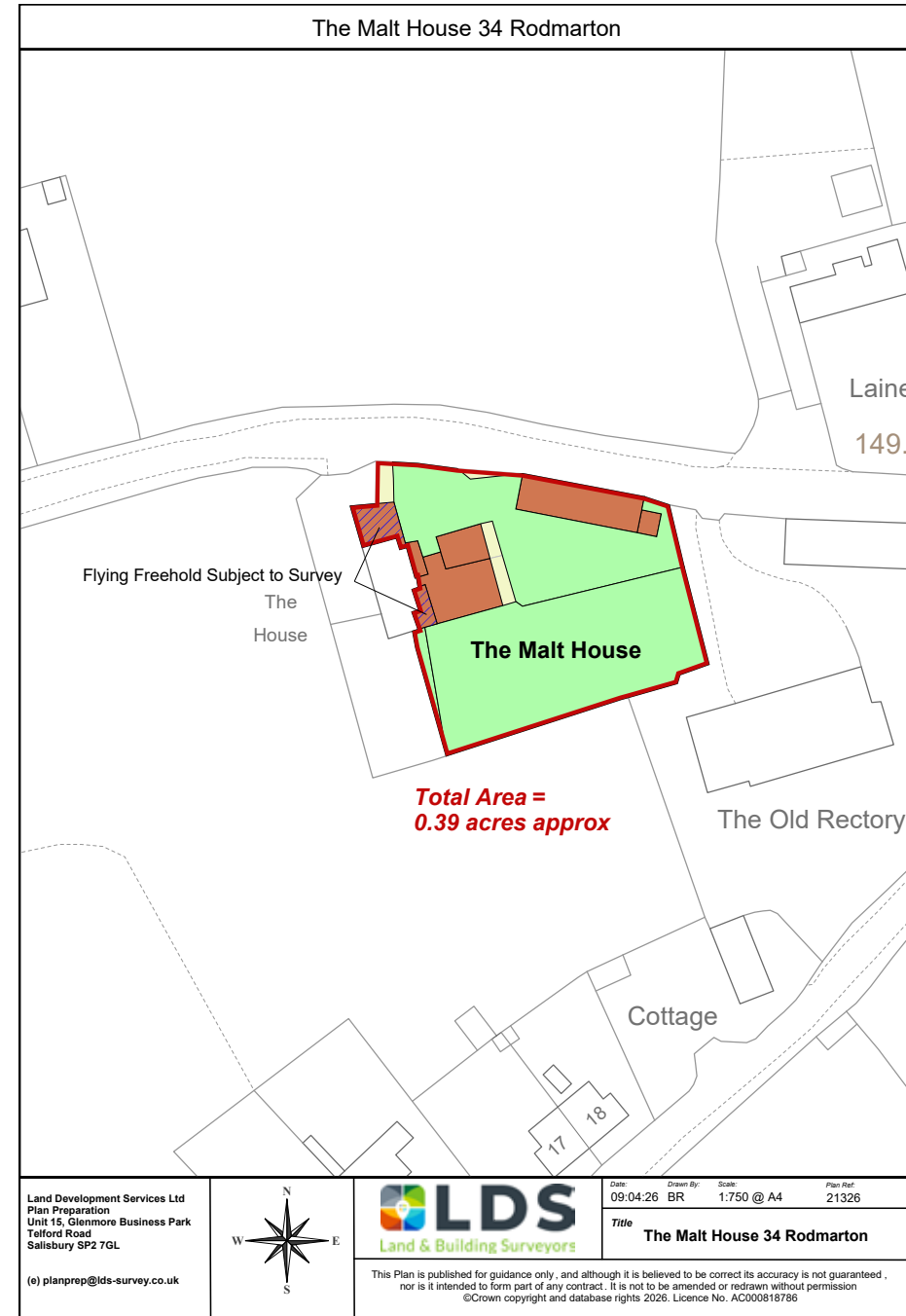


GARDENS

The Malt House is approached via a quiet lane with open countryside directly in front, immediately setting the tone for its peaceful rural position. A generous gravelled parking area lies to the front and side of the house, while the integral garage is discreetly concealed behind a tall Cotswold stone wall with barn doors.

Leading around to the side of the house, there is further extensive gravelled parking in front of The Wheelwright's, and additional space beyond, providing ample provision for multiple vehicles.

The gardens lie mainly to the rear and side of the house and form one of the property's most attractive features. Enclosed and partly divided by traditional Cotswold stone walls, they are thoughtfully planted with mature borders and specimen trees. The gardens offer a wonderfully private and serene setting, ideal for keen gardeners, and are complemented by a greenhouse and garden shed.





**Knight
Frank**