



GLEBE HOUSE

Sapperton, Cirencester, Gloucestershire, GL7 6LE



AN EXCEPTIONAL COTSWOLD HOME WITH SECONDARY ACCOMMODATION AND BEAUTIFUL GARDENS IN A SOUGHT-AFTER VILLAGE.

Summary of Accommodation

Ground Floor

Reception hall • Kitchen/breakfast room • Drawing room • Sitting room • Garden/dining/family room • Study • Utility room • Cloakroom (WC)

First Floor

Principal bedroom with en suite bathroom • Three further bedrooms, each with en suite bathrooms

The Cottage

Sitting room • Kitchen/breakfast room • Two bedrooms • Family bathroom

Outside

Home office/studio • Carport with electric vehicle charging points

In all about 1 acre

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Tenure: Freehold

Services: Mains electricity and water, oil fired central heating, water treatment plant.

Local authority: Cotswold District Council

Council Tax Band: G

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Rights of Way: There are no rights of way or footpaths over the property.

Listing: The property is not listed.

Directions: What3Words: ///reeling.neckline.famines

Guide Price: £3,500,000

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

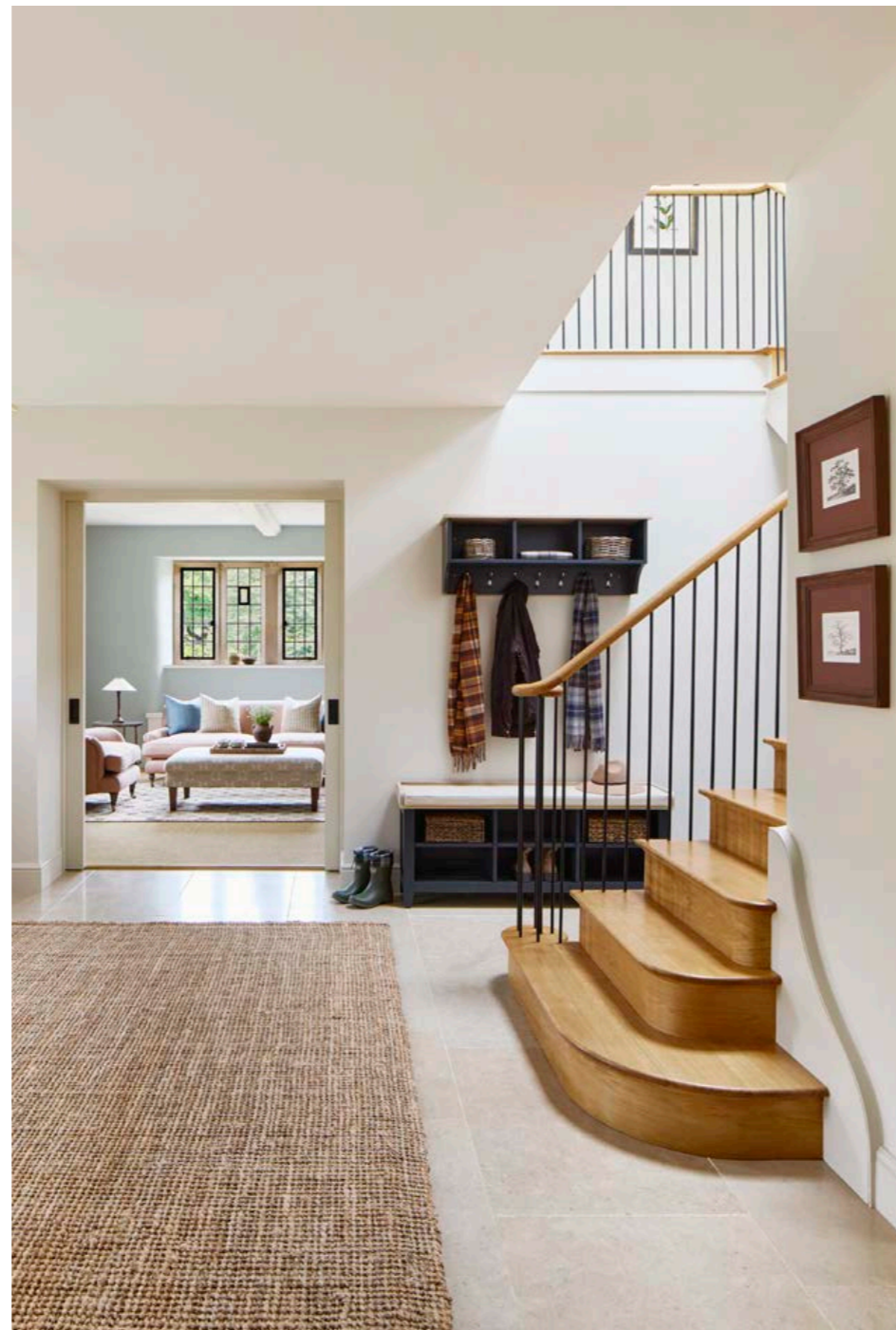
SITUATION

Sapperton is an unspoilt and highly sought-after Cotswold village, located approximately five miles east of Cirencester. Largely protected by the Bathurst Estate, the village is characterised by an abundance of charming period houses and cottages and offers a strong sense of community with amenities including a parish church, primary school, village hall, and two well-regarded public houses, The Bell and The Daneway.

The surrounding countryside is particularly picturesque, with deep coombes and wooded valleys providing a striking contrast to the open expanses of neighbouring farmland and the renowned Cirencester Park.

Cirencester, the nearest town, offers excellent day-to-day shopping facilities, including Waitrose, Tesco and Marks & Spencer Simply Food, alongside a range of independent shops and services. Further afield, the elegant spa town of Cheltenham and the historic Georgian city of Bath provide an extensive array of cultural, retail and leisure amenities.

The Glebe House is well positioned for convenient access to both the M4 (Junction 15) and M5 (Junction 11a), facilitating travel north and south, while the nearby Fosse Way offers a direct route to the Midlands. Kemble Station, approximately 5.5 miles away, provides a direct service to London Paddington in around 73 minutes. Bristol Airport, within 48 miles, offers a growing network of international flights.



The area is renowned for its excellent educational provision, with a wide choice of highly regarded schools including Beaudesert Park, Wycliffe, Westonbirt, Cheltenham Ladies' College, Cheltenham College and Marlborough College, as well as outstanding local options such as Deer Park School, Stroud High School and Pate's Grammar School.

There is an exceptional range of sporting and leisure opportunities in the surrounding area, including polo at Cirencester Park, gliding at Aston Down, golf at Minchinhampton and Cirencester, hunting with the VWH, and racing at Cheltenham and Bath. The Cotswold Water Park offers extensive water sports facilities, while rugby can be enjoyed at nearby Gloucester. Cirencester Park is also home to a thriving tennis club, and the surrounding countryside, with its network of bridleways and footpaths, offers excellent opportunities for riding and walking.

Distances: Kemble 5.5 miles (London Paddington from 73 minutes) | Cirencester 6 miles, Tetbury 9 miles | Cheltenham 15 miles | Bristol Airport 45 miles | London Heathrow 85 miles | Central London 100 miles. (All distances and times are approximate).

GLEBE HOUSE

Accessed via electric gates and a large, sweeping driveway, the house offers exceptional, light-filled entertaining space. The ground floor benefits from underfloor heating throughout, while newly installed log burners in both the drawing room and study provide warmth and character.

A beautifully designed orangery extends the living space, creating a generous family dining area with direct access to the gardens. The bespoke kitchen, crafted by Parlour Farm Kitchens of Cirencester, features brand-new appliances and a walk-in larder.

The first floor comprises four well-proportioned double bedrooms, each with en suite bathrooms finished in elegant travertine tiles and featuring underfloor heating. All bedrooms enjoy impressive ceiling heights and delightful views over the surrounding gardens.







THE COTTAGE

Adjacent to the main house, the two bedroom cottage has also been fully restored to a high standard. The accommodation includes a spacious sitting room with a log burner, a separate kitchen fitted with new appliances, and French doors opening on to a private garden.

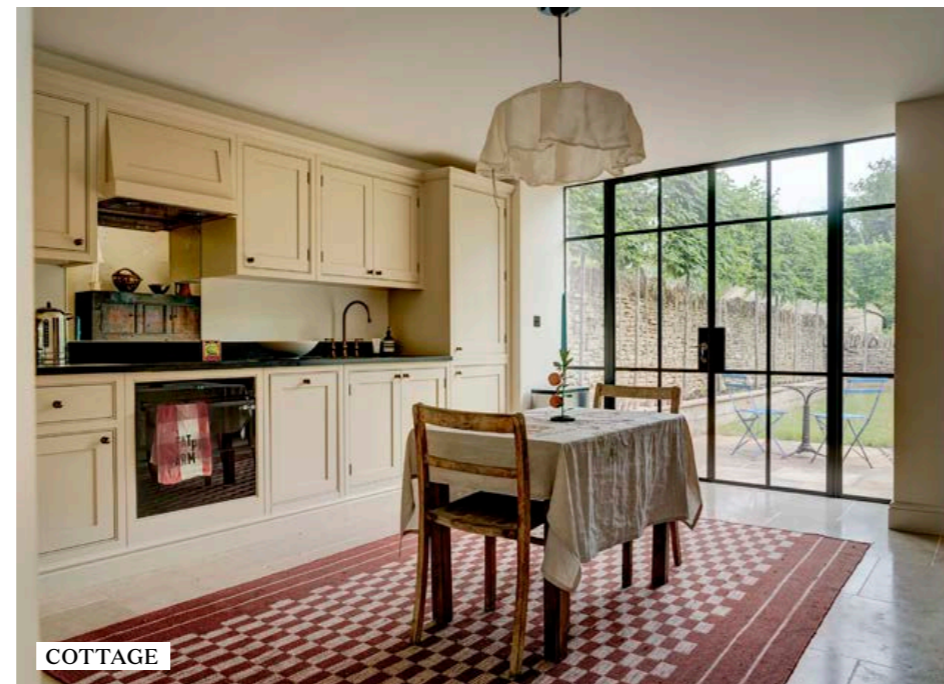
Upstairs, there are two double bedrooms served by a family bathroom, making the cottage ideal for guests, staff, or for additional income.

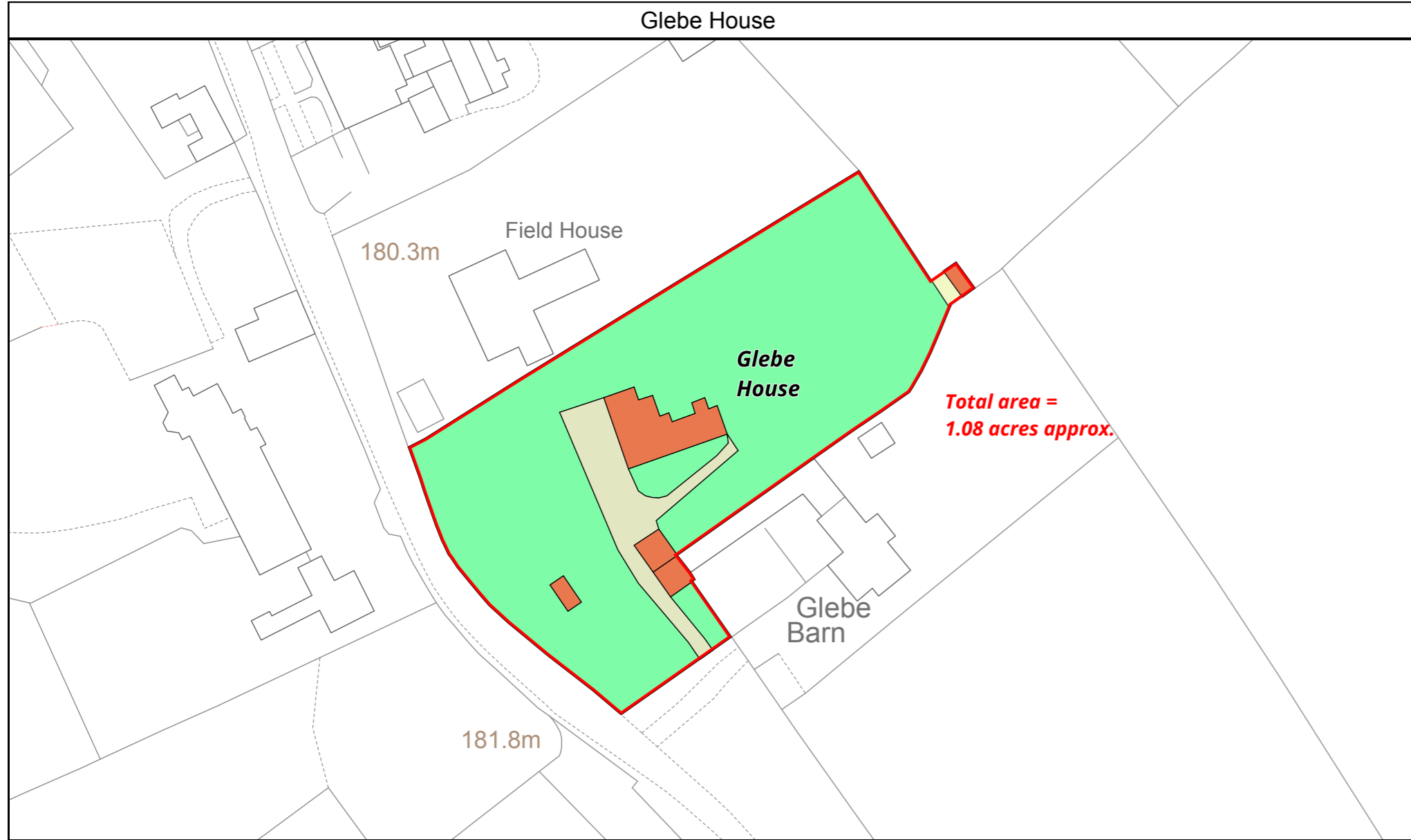
GARDENS AND GROUNDS

Set within approximately one acre, the landscaped gardens are thoughtfully designed and richly planted, featuring mature shrubs, specimen trees, and herbaceous terraced borders. Wall- and step-mounted mood lighting enhances the grounds, all of which can be controlled remotely.

A handcrafted green oak carport, topped with a reclaimed natural stone tiled roof, complements the property's architectural style. The driveway and garden paths are laid with locally sourced natural paving stones and traditional hoggin. Two electric vehicle charging points have been installed, one in the carport and another adjacent to the cottage.

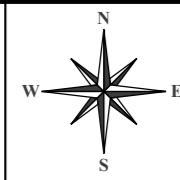
Within the grounds is a fully insulated timber-framed garden house clad in waney-edge natural larch. It benefits from underfloor heating, double-glazed windows, and striking Crittall-style double doors. Services are in place, and a separate storeroom adjoins the building, offering further flexibility.





Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Date:	Drawn By:	Scale:	Plan Ref:
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Title		Glebe House	
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Approximate Gross Internal Area
House: 303 sq m / (3,263 sq ft)
Cottage: 81 sq m / (872 sq ft)
Office: 21 sq m / (224 sq ft)
Car port: 31 sq m / (338 sq ft)
Total: 436 sq m (4,697 sq ft)



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.

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

National Country Department
55 Baker Street
London
W1U 8AN

Rupert Sturgis
01285 882001
rupert.sturgis@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE

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

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