



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



2 PRIORS COURT

Baunton

2 Priors Court, Baunton, GL7 7BB

A delightful Cotswold home in the heart of the village

Description

2 Priors Court is a quaint and thoughtfully renovated village house in the heart of Baunton. Semi-detached, the house overlooks the pretty shared courtyard and grounds.

The house is bright and light throughout with welcoming living spaces. The sitting room with French doors overlooking the garden is a lovely room in which to relax and unwind and the fireplace offers extra warmth in the colder months.

The kitchen/ dining room has been thoughtfully designed to offer plenty of seating and storage space with views over the terrace and garden. The kitchen is equipped with the necessary modern appliances and there is ample discreet storage. The back door gives access to the back of the house and also leads through to the cloakroom and utility room. These are great additions to the ground floor living space and are perfect for keeping muddy wellies and piles of washing out of sight!

Upstairs there are three bedrooms, one with an en suite bathroom, and a further family bathroom. All the rooms are spacious and are bathed in an abundance of natural light.

The terrace, overlooking the pretty garden and herbaceous borders, is ideal for al fresco dining and sundowners in the summer. Steps lead down to the shared and well-maintained communal courtyard. There is a parking space in the car park alongside the single garage.

Cirencester 2 miles
Kemble 6 miles (direct train to
London Paddington 75 mins)
Cheltenham 14 miles
M4 (Junction 15) 22 miles

All distances and times are approximate

Kitchen/ Dining room • Sitting Room • Utility • 3 bedrooms
2 Bathrooms • Garden • Terrace • Garage • Parking





General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Mains gas central heating. Gigaclear internet.

Postcode: GL7 7BB.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band E. Epc rating D.



Location

2 Priors Court is superbly situated in the pretty village of Baunton, a stone's throw from the picturesque market town of Cirencester. Nestled in a quaint hamlet of houses, the village is surrounded by beautiful countryside and exceptional walks on the doorstep. This is a wonderful setting for a fabulous Cotswold village house.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive to the north 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 Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb, as well as superb state and grammar schools.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



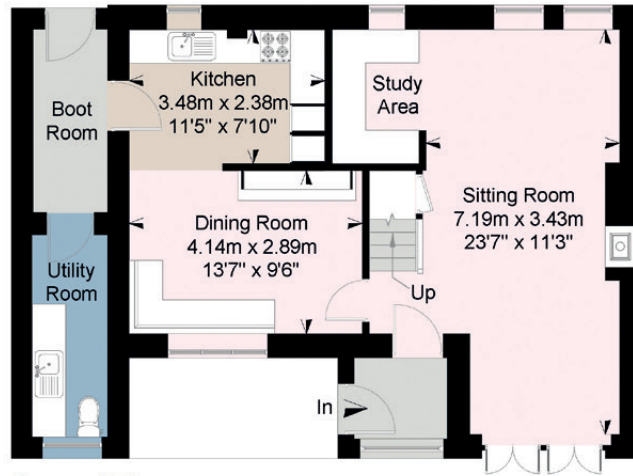
2 Priors Court, Baunton, Gloucestershire

House Approximate IPMS2 Floor Area	119 sq metres / 1281 sq feet
Garage	22 sq metres / 236 sq feet
Total	141 sq metres / 1517 sq feet

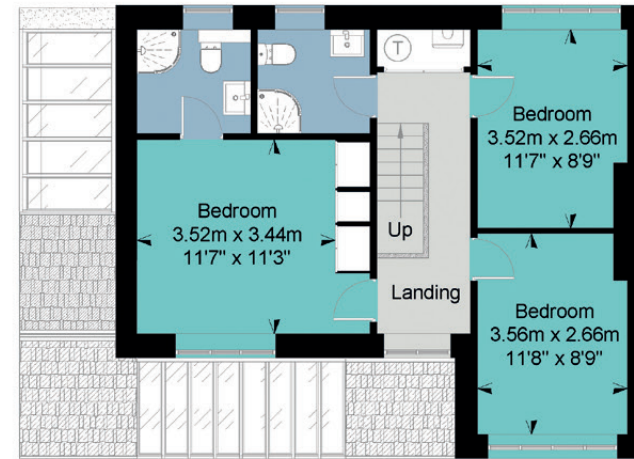


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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

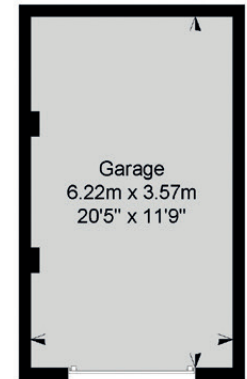
Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



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