

# Church House



# Church House, Church Lane, Sapperton, GL7 6LQ

Dining Hall · Sitting Room · Study/ Playroom · Kitchen/ Breakfast Room  
Utility · 2 Cloakrooms · 6 Bedrooms · 3 Bathrooms · Attic Room  
Landscaped Garden · Ample Private Parking

## A stunning family home in the heart of the Cotswolds.

### Description

Nestled along a quiet village lane, Church House is a fine example of elegance and comfort in a home. The property was designed by the architects Verity and Beverly of Tetbury to a traditional Cotswold style, incorporating the design features of the arts and craft era. Beautifully constructed using the renowned honey coloured Cotswold stone with dressed stone quoins, stone leaded mullioned windows and dressed stone chimneys under a natural stone tiled roof, this village house offers generous proportions and bright living spaces. Finished to a high standard, great attention to detail is apparent throughout.

The entrance doubles as an impressive dining room for more formal social gatherings with a superb wood burner, exposed beams and fabulous oak floor. The room was designed for entertaining and with dual aspect windows it overlooks the landscaped front and rear gardens. The bespoke Stroud Furniture Makers kitchen with its Hampole polished lime stone flooring and stunning cream Alpha cooker is superb for everyday dining and offers ample storage and worktop space. The adjoining utility and cloakroom are great additions to the ground

floor living space which can also be accessed via a separate entrance - essential for muddy wellies after those long country walks!

The sitting room is beautifully presented and features an impressive fireplace with wood burner. A door giving access to the garden comes in handy in the summer months. Across the hallway is the study which could equally make a superb play room for a family.

The first floor comprises the master bedroom with en suite bathroom, four further bedrooms and a family bathroom. The second floor consists of a bedroom with en suite bathroom and an attic room which could be used as additional accommodation. The rooms have been thoughtfully laid out to provide discreet and elegant storage.

Outside the garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders. Attractively landscaped it is a peaceful setting in which to relax. The terrace is ideal for al fresco dining in the summer months and ample parking is available on the private gravelled driveway to the front of the house.





## General Information

**Tenure:** Freehold.

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

**Postcode:** GL7 6LQ.

**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 643000.Council Tax Band G.



## Location

Church House is located in Sapperton, one of the most sought-after villages in the Cotswolds and home to the renowned and welcoming gastro pub, The Bell, a primary school, a parish church and the village hall.

Conveniently situated, the property is close to Cirencester and Cheltenham. Known as the "Capital of the Cotswolds", Cirencester, only a few miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

Cheltenham to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The historic towns of Malmesbury and Tetbury are only a short drive away. Both towns offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

Sporting opportunities are abundant with nearby golf courses in Cirencester, 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, as well as outstanding 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.

Cirencester 5.5 miles  
Kemble 6 miles  
(direct train to London Paddington)  
Stroud 8 miles  
Tetbury 9 miles  
Cheltenham 14 miles  
Malmesbury 13 miles  
All distances are approximate



# Church House, Cirencester

Gross internal area (approx.)

283 sq m (3049 sq ft)

For identification purpose only. Not to scale.

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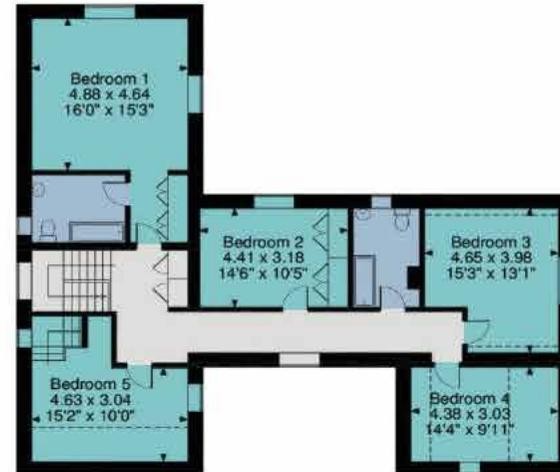
Denotes restricted head height



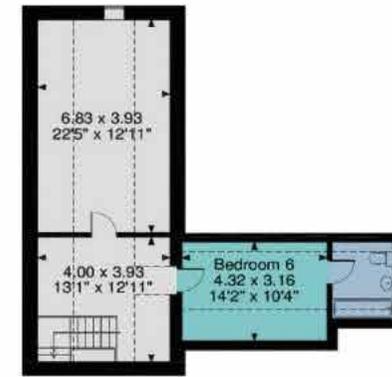
Ground Floor

Utility  
3.00 x 1.66  
9'10" x 5'5"

Kitchen/  
Breakfast Room  
4.63 x 3.99  
15'2" x 13'1"



First Floor



Second Floor

**SHARVELL**  
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