

HILL HOUSE

— EYCOT, RENDCOMB —



HILL HOUSE, EYCOT, RENDCOMB, GL7 7EP

Main House: Kitchen/ Dining Room • Sitting room • Boot Room • Utility Room
5 Bedrooms • 2 Bathrooms • Landscaped Garden • Heated Swimming Pool
Driveway with ample parking

Annexe: Kitchen/Dining/Sitting room • Bedroom • Bathroom

Pool House: Kitchen • Office/ Bedroom • Bathroom

An exceptional country house in the heart of the Cotswolds

Description

Hill House offers an idyllic Cotswold lifestyle, where character, comfort and nature combine effortlessly. Tucked away amongst mature trees and surrounded by beautifully landscaped gardens, the property provides a rare sense of peace and privacy, while remaining perfectly suited to modern family living and entertaining.

At the heart of the home, the welcoming kitchen/family room invites long, relaxed gatherings, whether enjoying slow breakfasts around the island, cooking for friends or hosting family celebrations.

The elegant sitting room, with its impressive inglenook fireplace and views across the gardens and swimming pool, creates a wonderfully cosy atmosphere throughout the seasons. This room works wonderfully when hosting dinner parties.

The boot room is perfectly suited for country living, providing a practical space for muddy wellies and outdoor gear, while the utility room keeps laundry neatly out of sight, helping the main living areas remain calm and uncluttered.

Upstairs, the first floor offers three well-proportioned double bedrooms and a versatile single bedroom that also works perfectly as a home office, along with two bathrooms. On the second floor, there is a further attic bedroom. Throughout, the rooms are thoughtfully arranged and benefit from excellent discreet storage, enhancing the sense of calm, practical living.

The beautifully designed outdoor spaces encourage a seamless indoor-outdoor way of living, with sunny terraces, colourful planting and tranquil seating areas

providing the perfect backdrop for al fresco dining, quiet mornings with coffee or summer afternoons by the pool.

The annexe and pool house offer exceptional flexibility, ideal for guests, multigenerational living, home working or creative pursuits. Combined with the surrounding countryside, Hill House presents a lifestyle centred around wellbeing, relaxation and connection with nature, all within the timeless beauty of the Cotswolds.

Location

Quietly positioned within the Cotswold countryside, Hill House nevertheless remains exceptionally well connected, with direct rail services to London Paddington from nearby Kemble Station and easy access to both Cirencester and Cheltenham.

Just across the valley from Hill House is Rendcomb, an established Cotswold village with a historic church, village shop and doctor's surgery.

Cirencester is known for its limestone architecture, independent shops, restaurants, cafés and twice-weekly markets, while nearby Cheltenham is recognised for its racecourse and Regency architecture, as well as for hosting literary, jazz and food festivals.

Elkstone Studios is a short drive away and home to the award-winning bakery Knead, Jessie Smith butchers, wellness studios, padel courts and a gym. Cowley Manor Hotel & Spa and The Green Dragon Inn are also nearby.

The area is particularly well regarded for its schooling, with a strong choice of state and private schools, including Pate's Grammar School, Cheltenham Ladies' College, Cheltenham College and Dean Close.

Surrounding countryside offers excellent opportunities for walking, riding, golf and water sports, with nearby courses at Baunton, Cheltenham and Naunton Downs, extensive bridle paths and sailing at the Cotswold Water Park.

Despite its peaceful setting, Hill House benefits from easy access to the M4 and M5 motorways, while reliable high-speed internet makes the property well suited to home working.



*Cirencester 6 miles
Cheltenham 11 miles
Kemble Station 11 miles
(London Paddington 75 mins)
Swindon 24 miles
M4 (Junction 15) 25 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

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

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be 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 F. EPC rating C.



Hill House, Eycot, Rendcomb, Cirencester, Gloucestershire

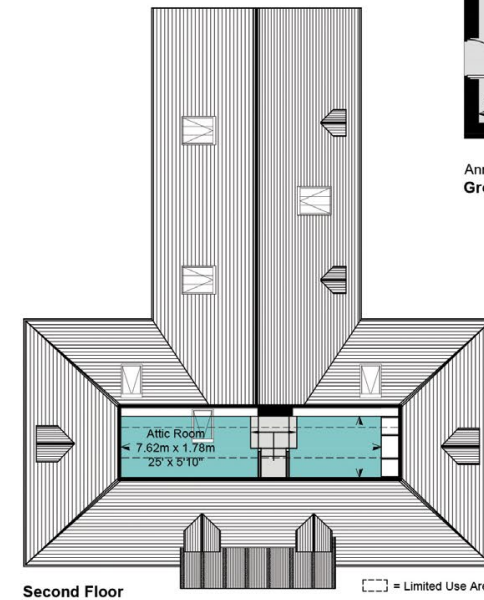
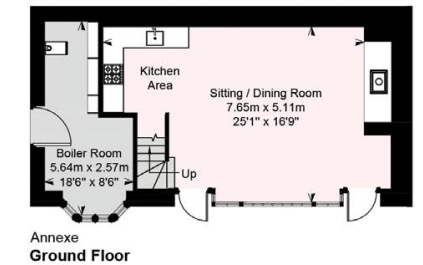
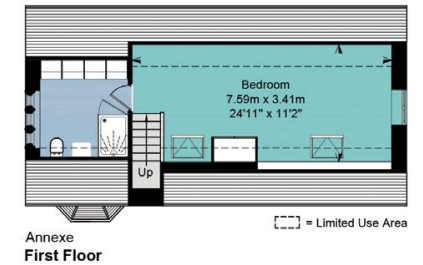
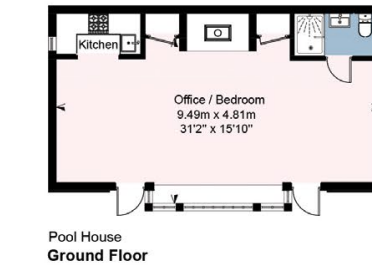
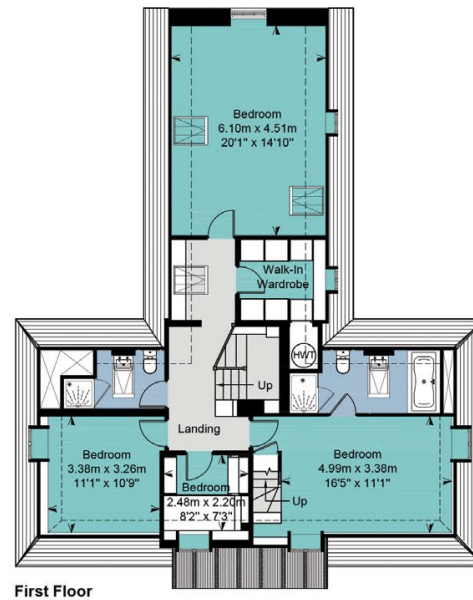
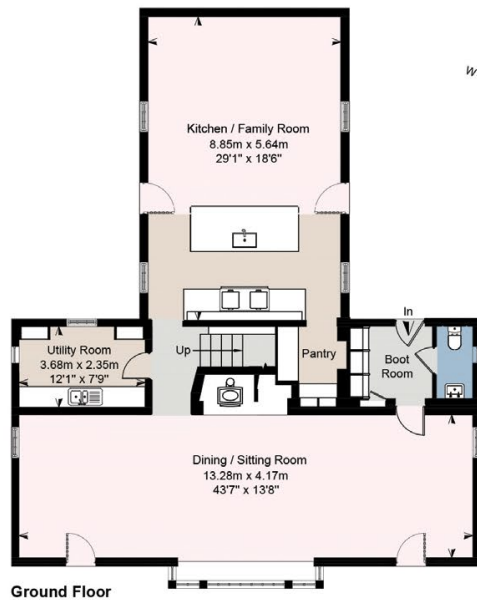
Approximate IPMS2 Floor Area

House	263 sq metres / 2831 sq feet
Annexe	73 sq metres / 786 sq feet
Office	49 sq metres / 527 sq feet
Boiler Room	11 sq metres / 118 sq feet

Total	396 sq metres / 4262 sq feet
(Includes House Limited Use Area)	31 sq metres / 333 sq feet)
(Includes Annexe Limited Use Area)	9 sq metres / 97 sq feet)

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Job No SP4043

This plan is for identification and guidance purposes only.
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

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