

# NORCOTE HOUSE

— CIRENCESTER —



# NORCOTE HOUSE, CIRENCESTER, GL7 5RH

Main House: Entrance Hall · Inner Hall · Kitchen/ Breakfast room · Pantry · Dining Room  
Drawing Room · Study · Cellar · Sitting room · Boot Room · Office · Cinema Room · Gym  
Laundry Room · 6 Bedrooms · 6 Bathrooms

Coach House: Ground Floor: Kitchen/ Sitting/ Dining Room · Bedroom · Bathroom  
First Floor: Kitchen/ Sitting/ Dining Room · 2 Bedrooms · Bathroom

Gardens and Grounds: Steel and Timber frame storage barn · Potting Shed · Workshop  
Gardener's Shed · Log Store · Parkland of circa 20 acres with ha-ha and fenced paddocks

## A striking and beautifully refurbished grade II Listed Georgian country house with separate coach house, set within approximately 20 acres.

### Description

Norcote House is a handsome and well-balanced Georgian country house, thoughtfully refurbished, to combine classic proportions with a calm, design-led interior. The result is a home that feels both characterful and genuinely easy to live in – cohesive, warm, and finished to a very high standard throughout.

The ground floor is arranged around a central reception hall, where original flagstone floors and a wood-burning stove set an immediately inviting tone. A series of well-proportioned reception rooms – drawing room, dining room, sitting room and study – offer real flexibility for both everyday family life and more formal occasions. Natural light runs generously through the principal rooms, most of which enjoy a south-facing aspect, giving

the house a bright and uplifting quality throughout the day.

The kitchen and adjoining spaces form the practical heart of the home, well-suited to busy family living and relaxed entertaining alike. There is a natural flow between the main living areas that keeps the house feeling connected without losing definition between rooms.

Upstairs, the principal bedroom suite offers a private and well-considered retreat, with a dressing room and en-suite bathroom. Two further en-suite bedrooms ensure comfort and privacy for family and guests alike. The second floor, accessed via two separate staircases extends the home's versatility even further with one staircase leading to

three bedrooms and two bathrooms and the other currently accommodating a home office, cinema room and gym.

The separate coach house, draped in wisteria, provides two self-contained units: a well proportioned one-bedroom apartment on the ground floor and a spacious two-bedroom apartment above with its own private entrance. These offer excellent flexibility for guests, extended family, staff or letting income, alongside a large private parking area and patio.

The house sits within approximately 20 acres of pasture and parkland, with a ha-ha, fenced paddocks, a walled garden and a range of useful outbuildings including a barn, workshop and stores. The land lies

predominantly to the rear, lending a strong sense of space and seclusion, with open views across the surrounding countryside. Whether maintained as parkland, put to equestrian use, or reimaged as a rewilding or conservation project, the 20 acres offer genuine scope and flexibility.

Norcote House offers a combination of scale, quality and land that is increasingly rare in the Cotswolds, making it a compelling opportunity to acquire a substantial and beautifully finished country house with meaningful acreage and excellent connections – at a level that would be difficult to replicate.

## Location

Norcote House is approached via a private driveway and is situated less than two miles east of the highly sought-after market town of Cirencester. The setting is rural, with open countryside surrounding the house and a good sense of space, while remaining highly accessible to the town.

The nearby village of Ampney Crucis offers a well-established local community, with a historic parish church, well-regarded primary school, cricket ground and active village hall. The Pig in the Cotswolds, a popular country pub and hotel, is within five minutes' drive.

Widely regarded as the "Capital of the Cotswolds," Cirencester provides an attractive and lively centre, characterised by handsome limestone architecture, refined boutiques, artisan cafés, and an excellent selection of restaurants. A Waitrose and the town's much-loved twice-weekly markets further enhance its appeal for effortless day-to-day living.

Within easy reach, Cheltenham offers a sophisticated cultural scene, renowned for its world-class festivals—including literature, jazz, science and gastronomy—as well as its prestigious National Hunt racing calendar.

For the sporting enthusiast, the area is exceptionally well served, with renowned golf courses at Baunton, Minchinhampton, and Naunton, an extensive network of scenic bridleways, and a wealth of water-based pursuits at the nearby Cotswold Water Park, including sailing, paddle-boarding, and wild swimming.

The region is also synonymous with outstanding education, with a number of highly regarded independent schools nearby, including Beaudesert Park School, Cheltenham College, Cheltenham Ladies College, Westonbirt School, and Malborough College, alongside an excellent selection of state and grammar schools.

Norcote House benefits from superb connectivity. Gigaclear broadband is connected, while the M4 and M5 motorways provide swift access to London, the South-West, and the Midlands. Direct rail services ensure convenient links to key commercial centres and international airports.

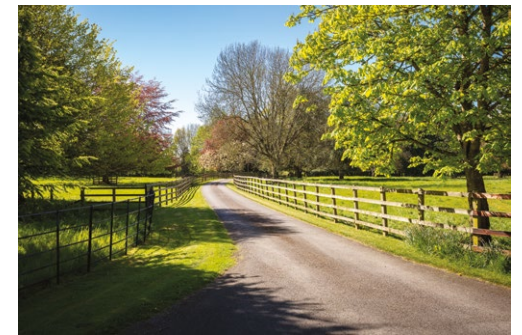


*Cirencester 1.5 miles  
Kemble 7 miles (direct train to  
London Paddington 72 minutes)  
Cheltenham 17 miles  
Swindon 15 miles (direct train to  
London Paddington 57 minutes)  
M4 (J15) 18 miles  
M5 (J11a) 16 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.  
Private drainage. Oil-fired heating.  
Super-fast Gigaclear internet.

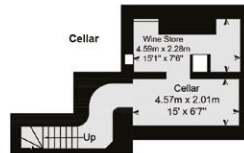
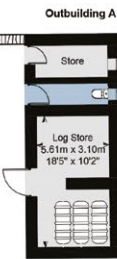
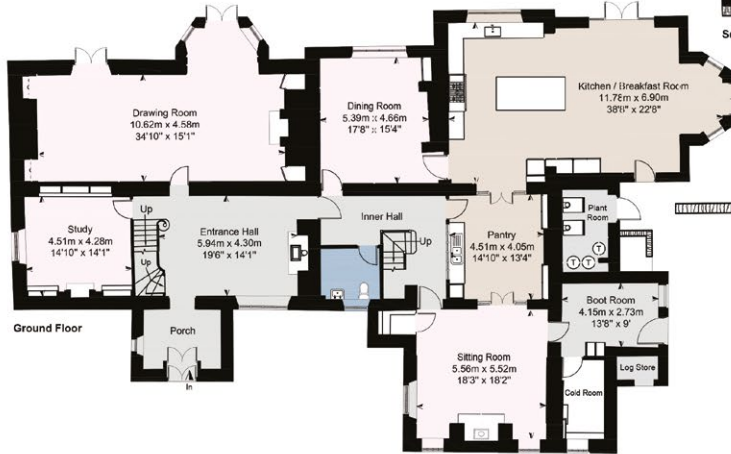
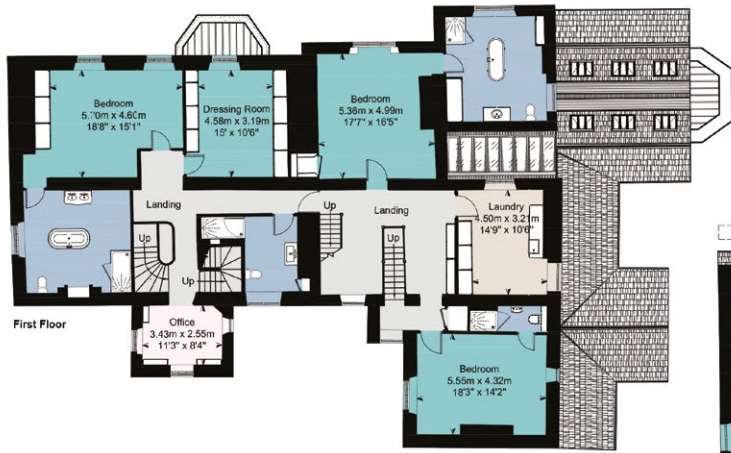
Viewing: Strictly by appointment through  
Sharvell Property Ltd and Savills Plc.

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 H and B.  
EPC ratings D and E.



Norcote House, Norcote, Cirencester, Gloucestershire

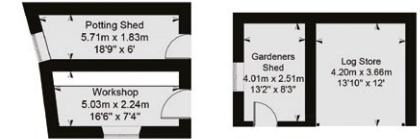


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Job No SP3971  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

House	802 sq metres / 8633 sq feet
Cellar	31 sq metres / 334 sq feet
Plant Room	7 sq metres / 75 sq feet
Outbuilding A	24 sq metres / 258 sq feet
Stable Flat Ground Floor	79 sq metres / 850 sq feet
Stable Flat First Floor	87 sq metres / 936 sq feet
Barns	168 sq metres / 1808 sq feet
Gardeners Shed	10 sq metres / 108 sq feet
Log Store	15 sq metres / 162 sq feet
Workshop	11 sq metres / 119 sq feet
Potting Shed	10 sq metres / 108 sq feet
<b>Total</b>	<b>1244 sq metres / 13390 sq feet</b>
(Includes Limited Use Area)	53 sq metres / 570 sq feet



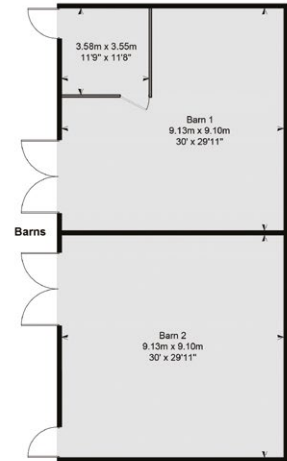
□ = Limited Use Area



Stable Flat First Floor  
Drawn From a Previously Created Plan, please check all measurements. Not to scale.



Stable Flat Ground Floor



Stable Flats & Outbuildings at Norcote House

	Approximate IPMS2 Floor Area
Stable Flat Ground Floor	79 sq metres / 850 sq feet
Stable Flat First Floor	87 sq metres / 936 sq feet
Barns	168 sq metres / 1806 sq feet
Gardeners Shed	10 sq metres / 107 sq feet
Log Store	15 sq metres / 161 sq feet
Workshop	11 sq metres / 119 sq feet
Potting Shed	10 sq metres / 119 sq feet
<b>Total</b>	<b>285 sq metres / 3067 sq feet</b>

Outbuildings  
Not Shown In Actual Location Or Orientation



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